



## 106 Clement Street Swanbourne WA

4  2  2 

Set in this incredibly exclusive, yet understated beachside enclave, you're just 450m to the pristine white sands of Swanbourne Beach & The Shorehouse - even closer to the vibrancy of the Allen Park sporting clubs & social activities associated with tennis, cricket, football, rugby, yoga or bridge.

The contemporary residence is immaculate and offers a simple, yet highly functional design with the large master suite, kitchen and 2 living zones all on the ground floor. A secure double lock up garage with direct entry into your home, storeroom, powder room & vergola covered alfresco round out the ground level.

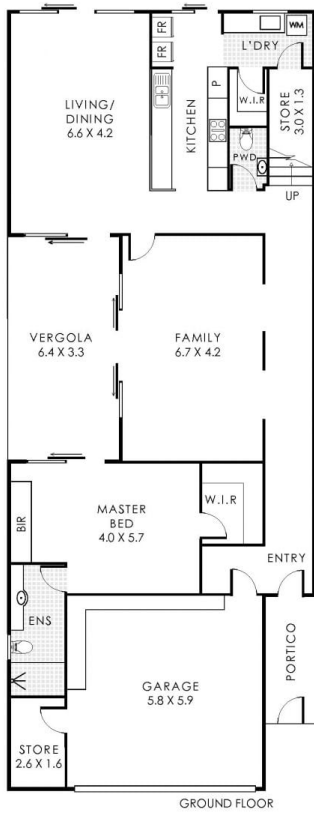
The upper level comprises 2 very generous sized bedroom

[For full version visit the website](https://www.abelproperty.com.au/8188263)

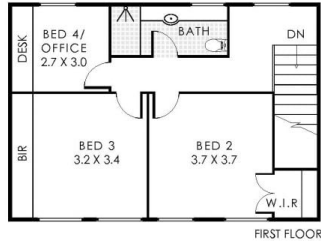
**Type** : House  
**Price** : \$ 3,500,000  
**Land Size** : 450 sqm  
**View** : <https://www.abelproperty.com.au/8188263>



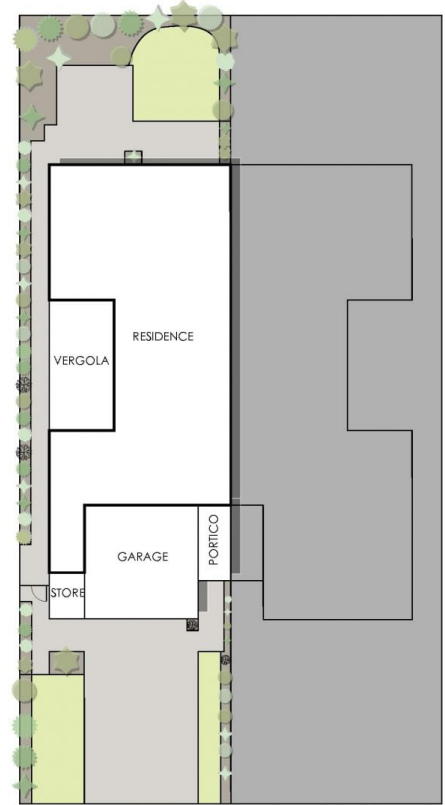
**Nathan McIntosh**  
(08) 9208 1999



GROUND FLOOR



FIRST FLOOR



**106 Clement Street, Swanbourne**

Residence 230m<sup>2</sup> | Vergola 21m<sup>2</sup> | Garage 33m<sup>2</sup> | Store 4m<sup>2</sup> | Portico 6m<sup>2</sup>  
**Total Area 294m<sup>2</sup> | Total Lot Size 450m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate representation only. Measurements and lot area do not include or account for wall thickness or roof overhang areas. C&P Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.  
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