

1/49 Rule Street, North Fremantle, WA 6159



Sold House

Friday, 25 August 2023

1/49 Rule Street, North Fremantle, WA 6159

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House

Contact agent

Enjoy some of the most spectacular river and ocean views in North Fremantle from one of the most iconic industrial buildings in the area - a spectacular warehouse conversion in the old Soap Factory. Here is a rare chance to own the premier luxury residence in the Burford's Soap Factory, a Federation warehouse originally built in 1905 as a candle and soap-making factory. Standing tall and proud on its clifftop location just metres from the river and parklands on waterfront Rule Street, the stately, handsome red brick Burford's Soap Factory has long drawn admiring glances from those sailing past. The factory was converted into eight luxury residences in the 1980s, with this its standout. Here you can toast with family and friends against the most magical, sweeping views in North Fremantle, stretching across the river and Rocky Bay, inland to Fremantle Port, and across the sea to Rottnest Island. This is the kind of home you will love to share, whether with long table lunches under the grapevine in the garden, big parties that spread over the various levels of the home, or intimate candlelit dinners with friends on the balconies. One of the wonderful, unique features of this home is its endless versatility, with a configuration that offers broad appeal to many demographics. Different rooms can be used as bedrooms, living spaces, studies or studios, with scope for separation and privacy when needed. The property also encompasses a delightful airy, light-filled studio apartment above the double garage. Recently renovated and ideal for AirBnB, guests or older children, it features raking ceilings, stained engineered oak floors, a kitchenette with stone benchtop and kitkat tile, and a modern bathroom. The tiered courtyard garden is another highlight. Landscaped by Justin Bajada, here built-in bench seats nestle between plants around a grapevine-clad pergola, fish pond and woodfired pizza oven. Entertainers will love the external connection via spiral staircase to the balconies. A spacious entryway with soaring void sets the tone for the rest of the interior - panelled walls, soaring timber trusses and exposed beams, imported English steel framework, stained oak floors and handsome timber staircases, with river views at every turn. A thoughtful renovation by the current owner has modernised the home, with a timeless neutral palette of travertine bathrooms and stained oak floors complementing the heritage fabric. A lift offers easy access to each main level. The ground floor encompasses a large bedroom with robe, overlooking the dog park and river across the road. The level above holds a beautiful family room, and renovated family bathroom with bath. The spectacular airy kitchen and dining room with soaring ceilings is the centrepiece, a light-filled room with a huge balcony and uninterrupted vista where you can relax and watch the dolphins swim past. The contemporary kitchen has long expanses of stone benchtops and looks across the neighbourhood to the old Dingo Flour Mill. The capacious main suite with stunning raking ceilings encompasses versatility for a home office or lounge, and has a walk-in robe and travertine ensuite. Its private balcony has 360 degree views across the river and ocean. Above the main suite is a mezzanine studio loft retreat; a dreamy space to watch the boats sail past. While easily cooled by river breezes in summer, the home also has split system air-conditioners. There is a renovated laundry off the garden with toilet, double garage and secure gated carport parking off a cul-de-sac. On a tranquil spot next to riverfront walkways and parklands, you can enjoy a world-class location living minutes to the beach, the dining, cafe and shopping hub of Queen Victoria Street, Fremantle cappuccino strip, childcare and North Fremantle Primary School. This is a rare opportunity to buy an irreplaceable, premier heritage residence with spectacular views, soul, and a story behind its walls. Visit this special home today.

FEATURES • Self-contained Studio Apartment above the Garage • River and ocean views • Internal lift • Massive private courtyard for entertaining

Rates & Local Information: Water Rates: \$1979.31 (2022/23) City of Fremantle Council Rates: \$3906.60 (2022/23) Heritage Listing: Municipal Inventory Level 2 Zoning: R40 Primary School: North Fremantle Primary School Secondary School: Fremantle College, John Curtin College of the Arts, Melville Senior High School & Shenton College. For more information please contact Sarah Bourke on 0474 310 500. *PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.