

12 Stratford Street, East Fremantle, WA 6158



Sold House

Monday, 14 August 2023

12 Stratford Street, East Fremantle, WA 6158

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 911 m2

Type: House



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Auction Location: 12 Stratford Street East Fremantle Late 2021 renovations have still preserved the original charm and character of yesteryear for this beautiful 4 bedroom plus study, 2 bathroom family home. A perfect timeless retreat, offering a functional and comfortable floor plan that absolutely everybody in the family will fall in love with. Beyond leafy established gardens and a striking entry verandah, you will quickly discover that gleaming wooden Jarrah floorboards, soaring high ceilings, skirting boards and more are just some of the property's nostalgic features that remain, with the back of the residence playing host to a covered alfresco patio, a shimmering below-ground swimming pool and a fantastic paved poolside/firepit terrace. Welcoming you inside is an elegant front living/lounge room with a feature gas fireplace that makes you forget about just how chilly those midyear winter nights actually are. It also extends out to the verandah entry deck, where further sitting can be done and quiet contemplation achieved. Down the other end of the house, a sunken open-plan family, dining and kitchen area is where most of your casual time will be spent before seamlessly spilling outdoors (via gorgeous bi-fold doors) to the magnificent poolside entertaining setup. The impressive kitchen itself is made up of sparkling stone bench tops, a double fridge/freezer recess, a free-standing stainless-steel 900mm-wide gas-cooktop/electric-oven combination, double sinks, a flexi pull-out tap, integrated dish-drawers, a stainless-steel range hood, a breakfast bar, extra-high ceilings and down lights. The stunning border of sparkling deco style feature windows are the cherry on top of your dream family kitchen. The three minor bedrooms are all generous in their proportions and have built in wardrobes with sliders. There is a linen cupboard alongside a central retreat/activity room, complemented by a feature skylight and a very handy storage attic with drop down ladder access. The huge fully-tiled main family bathroom has a remote controlled Velux skylight with honeycomb blind and rain sensor, along with a separate bathtub, powder vanity and toilet. The pick of the sleeping quarters though is a commodious master suite with an over-sized walk-in robe, double French doors that open out to the garden and a classic-style ensuite with a shower, toilet and vanity. Upstairs and overlooking the main living space down below, the carpeted study is air-conditioned and is a pleasant environment for the young ones to do their homework or ideal work from home space. Back at ground level, Japanese Shoji sliders reveal the laundry and its built-in linen storage, making the most of both the floor and wall space on offer, adjacent to the master wing. The powered concrete workshop shed at the rear is insulated, the well established lush gardens and lawns are fully reticulated by the bore and there is heaps of room in the backyard for the pets and kids to run around. Pure bliss. Walk to Richmond Primary School, bus stops, local parks and reserves, medical facilities, shopping and even our picturesque Swan River from this home's prime East Fremantle location, with Fresh Provisions and Woolworths amongst the nearby grocery spots. A slightly-longer stroll will get you to the East Fremantle Yacht Club, as well as cafes, bars, restaurants, the vibrant George Street precinct, stunning foreshore parklands, community sporting facilities, other excellent schools, the Royal Fremantle Golf Club, southern beaches and the heart of old Fremantle town. Relish in the romance of a bygone era without sacrificing modern convenience, in this completely-transformed haven, where history and sophistication splendidly meet. Odds are that it will be a case of love at first sight!

FEATURES INCLUDE:

- Ducted-evaporative air-conditioning – plus a split-system a/c in the study
- Gas fireplace and two (2) gas bayonets
- NBN internet connectivity
- Instantaneous gas hot-water system
- Full tiered landscaping – plus new soak wells
- Full bore reticulation
- 900L water tank, off the powered shed
- Internal and external storage and garden sheds
- Under-house storage
- Huge 911sqm (approx.) block with a carport and gated side access
- Walking distance to Richmond Primary School, the river and more

Auction Terms Deposit: \$100,000 on the fall of the hammer
Settlement: 90 days from the day of auction
Outgoings Council Rates: Approx \$3,501 per annum
Water Rates: Approx \$1,789 per annum
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