

**15/183 Marmion Street, Fremantle, WA 6160**



**House For Sale**

Friday, 24 May 2024

15/183 Marmion Street, Fremantle, WA 6160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 173 m2**

**Type: House**



Ana Vizcaino  
0416197012

## High \$700,000s

Offers by Thursday, 6th June 2024 at 4:00pm AWST, if not sold prior. Nestled quietly off Marmion Street with dual access from two streets, this private townhouse boasts a contemporary and expansive floorplan. The north-facing orientation fills the home with light, creating airy spaces with a serene front courtyard. Located within walking distance of 9 Seeds Café, Gibson Park, and Palmyra Primary School, this home is ideally situated between the port city and the beautiful Swan River, just 3 km from each. Originally the display home for the complex, this property features quality finishes throughout. The spacious open-plan living area downstairs is adorned with stunning timber floors and seamlessly connects to a private, north-facing courtyard. The modern kitchen is equipped with stone benchtops, gas cooking, a dishwasher, ample cupboard space, and a built-in pantry. An adjoining laundry mirrors the style of the kitchen, offering great bench space and storage, opening out to a drying courtyard with laneway access. This level also includes a powder room and additional storage under the staircase. Upstairs, three bedrooms each feature double built-in robes. The bright, north-facing main bedroom includes a walk-in robe, reverse cycle split system air conditioning, and an ensuite with a double vanity and separate toilet. This modern home is perfectly positioned near public transport, schools, the river, shops, cafes, the coast, and central Fremantle, and provides easy access to major transportation routes. 3 bedrooms 2 bathrooms 2 cars Survey strata lot Total building area 173m<sup>2</sup> Polished timber floorboards High ceilings Low maintenance Enclosed private front courtyard Split system reverse cycle air conditioning Downlights throughout Five-burner gas cooktop, 900mm oven Stone benchtops in kitchen, bathrooms, and laundry Under-stair and upstairs linen storage Double garage with storage area Security screen doors Low strata fees LOCATION 600m to Palmyra Primary School 900m to Gibson Park 1 km to Stammers Shopping Centre 2 km to George Street precinct 3 km to central Fremantle 4 km to Port Beach 17 km to Perth CBD Strata fees - \$304.15 per quarter approx. Council rates - Approx. \$2,415.00 per annum approx. Water rates - Approx. \$1,390.00 per annum approx. For further information call Ana Vizcaino on 0416 197 012