

15 Herbert Street, North Fremantle, WA 6159

MINT
REAL ESTATE

House For Sale

Wednesday, 13 December 2023

15 Herbert Street, North Fremantle, WA 6159

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 364 m2

Type: House



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A CHRISTMAS GIFT!

Opportunities like this don't come along often in North Fremantle. Offered to the market for the first time in over 30 years this original workers cottage dates back to the 1930s. Situated in North Fremantle's heritage precinct, this single level weatherboard home comprises of two bedrooms and one bathroom and sits on its own 364sqm green title block. The home has some unique features including high detailed ceilings and wide Jarrah floorboards. With land in North Fremantle at a premium the home is ready for renovation and could be restored to a classic heritage family home. With the block located on the elevated side of Herbert Street the existing weatherboard cottage is quaint, liveable and rentable and those with a talent for seeing the potential in an older home will love the scope this little two bedroom cottage offers. The house has been deeply loved by its previous owner and has delightful features of its era within. The property offers off-street parking along the side of the house, with a driveway that stretches up to the sizeable back garden. With McCabe Memorial Park and playground at one end and culminating in a cul-de-sac at the other, Herbert Street is a sought-after road close to all the best North Fremantle has to offer, yet whisper quiet. Minutes to Leighton Beach and a pleasant stroll to the Swan River and its walking trails, the house is also a short walk to the Queen Victoria Street precinct, where popular cafes and neighbourhood hotspots including Mrs Brown Bar, Piggy Food Co, Flipside Burgers, Brucetown, while stores within walking distance include the award-winning Old Bridge Cellars, The Black Truffle, and a multitude of boutiques and amenities. This is a wonderful location that will appeal to builders and those looking for an existing home that can be turned into something truly special. Couples, singles, downsizers or families wanting to make the most of the lifestyle North Fremantle has to offer. You will love the ease of living here; with the home walking distance to playgrounds and parks including Gilbert Fraser Reserve, North Fremantle Primary School, a renowned childcare centre, cycling and walk paths, and the local skate park. Come and see the possibilities in this property for yourself!

THE DETAILS:

- Rentable while you design and plan to renovate
- Asbestos replaced with colourbond on external walls
- All new roofing
- Front two bedrooms have been restumped
- 364sqm block elevated above street level on limestone foundations

Rates & Local Information: Water Rates: \$1144.36 (2022/23) City of Fremantle Council Rates: \$1,935.59 (2023/24) Zoning: R25 Heritage Listed: Cat/Level 3 Primary School Catchment: North Fremantle Primary School Secondary School Catchment: John Curtin College of the Arts, Melville Senior High School, Fremantle College & Shenton College

*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.