

**18 Pensioner Guard Road, North Fremantle, WA
6159**



House For Sale

Friday, 5 April 2024

18 Pensioner Guard Road, North Fremantle, WA 6159

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Sarah Bourke
0474310500

OFFERS CLOSING 8TH MAY

ABSOLUTELY ALL OFFERS PRESENTED BY 5PM ON WEDNESDAY 8TH MAY 2024 (SELLER RESERVES THE RIGHT TO SELL PRIOR) The strong and silent type, this beautiful family home in a tranquil pocket of North Fremantle speaks volumes to the lifestyle that awaits you. Moments from the river and minutes from the beach Pensioner Guard Road offers the very best of port-side living. Upon entering, allow yourself to be immediately drawn down the hallway into a light and breezy combined kitchen, dining and living area. Timber flooring throughout creates a sense of warmth, while the west-facing windows allow the cooling sea-breeze to gently sweep through your home. Overlooking the living and dining areas, the deep blue galley-style kitchen, complete with gas stovetop, large oven, and lots of storage, is flooded with natural light. The true heart of the home, this instinctual gathering place provides an opportunity to spend time together as a family - and not just at mealtimes. A tiled laundry, leading off the kitchen, provides an efficiency of space and time and comes complete with built-in linen cupboard and direct outdoor access. Living and dining merge together with this considerable space offering a versatility of use that allows you to truly make it your own. Windows throughout offer picture-perfect glimpses of the outside garden creating a sense of calm, bringing the outside in. Entertaining is made effortless with the additional option of alfresco dining. Enjoy the gentle scent of frangipanis on balmy summer evenings as you welcome friends, family, and new neighbours into your home. Upstairs you will discover three of the four bedrooms on offer in this spacious home, including one option for a master. Complete with walk-in wardrobe and ensuite bathroom, this generous master bedroom boasts east-facing windows, allowing morning light to gently filter into the room. An east facing balcony, accessible from the landing provides the perfect place to enjoy your morning coffee as you watch the world go by. The two remaining upstairs bedrooms both have built-in wardrobes and are well appointed with plenty of windows allowing lots of light, and fresh air into the bedrooms. The medium-sized family bathroom - complete with shower, bath, and separate toilet - is light, bright, and functional with a tile finish that speaks to this home's coastal location, a feel which is continued throughout the house. Returning to the ground floor, the fourth bedroom is located at the front of the home, overlooking Pensioner Guard Road. With direct access to the downstairs bathroom, this would make an excellent guest bedroom or alternative master bedroom. Double-doors and timber flooring also make this accessible for family members or guests with diverse needs. A truly versatile space, this room could easily be converted into a home office. Accessible from the main hallway, the secure double garage provides in-built storage at its rear, perfect for bikes, and boasts wall mounts to safely store that new stand-up paddleboard. North Fremantle is not just a location, it is a lifestyle, complete with popular local cafes and restaurants all within an easy walking distance. Living in Pensioner Guard Road provides more than just a home, it provides a community that will nurture you for years to come.

FEATURES

- Freshly painted throughout
- New window treatments
- Ground floor master option
- Green titled home

Rates & Local Information: Water Rates: \$1,727.82 p/a (2022/23) City of Fremantle Council Rates: \$3539.07 p/a (2023/24) Zoning: R60 Primary School Catchment: North Fremantle Primary School Secondary School Catchments: John Curtin College of the Arts

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.