

**22/11 McCabe Street, North Fremantle, WA 6159**



**Apartment For Sale**

Saturday, 2 March 2024

22/11 McCabe Street, North Fremantle, WA 6159

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Apartment**



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**\$1,120,000**

Introducing one of the best two bedroom apartments in the Siskas Development. Private and retreat-like, you will not find another apartment like this one. Walk home from the river with your furry friend, unwind in the comfort of your stylish and contemporary apartment, then spend the evening relaxing on your enormous private terrace enjoying life from this stunning one of a kind residence. Completed just over two years ago, the Siskas Development is ideal for an easy-going lifestyle with river walkways, cycle paths and beautiful beaches all in easy walking distance. The grounds of the development offer everything you desire with a heated pool, private gymnasium, sauna, yoga and pilates studio, outdoor cooking and dining areas and an alluring wine room to welcome your guests. As you enter, the apartment's broad north facing frontage allows beautiful natural light to filter through to every room. An expansive 39m<sup>2</sup> private terrace runs the entire length of the apartment offering versatile spaces for outdoor living options. Towering double glazed doors, all orientated north, slide open to receive the sunlight through to the living room. Out on the terrace, there is space, privacy and direct pool access afforded to this unique apartment. If you enjoy entertaining this home is designed perfectly for doing so with generous living spaces and a calm ambience. The kitchen's contemporary colour scheme is teamed with intelligent custom cabinetry, endless storage options and a full deck of Gaggenau appliances. A large island bench marks the perfect spot for your morning coffee ritual and end of day dinner conversation. Branching off opposing ends of the living area, two superior bedrooms with multiple feature windows share equal access to northern light and offer fantastic separation and space. The comfortable master suite has a walk in robe with change area and a double vanity bathroom that leaves you feeling like you are living inside a five star resort. The second bedroom has extensive built-in robes and dual access to an ensuite that also serves as your visitor bathroom. Pets will suit this apartment well as it benefits from extensive outdoor space and direct walkway access along the side of the development. This apartment can not be missed.

**FEATURES:-** 39sqm north facing terrace- Massive master bedroom with walk-in robe and change area- Oversized 2nd bedroom with built-in wardrobe and dual access en-suite- Integrated french door fridge- Miele washer and dryer included- Gaggenau induction stovetop, wall oven and built in convection microwave- Endless amounts of concealed storage throughout apartment- American Oak floors throughout- Stone benchtops to kitchen and bathrooms- White timber shutters to windows- Highest level of acoustic rating- Acoustic wrapped internal plumbing- Energy ratings 6/7 stars- Secure 6sqm basement storage room- Gymnasium- Heated pool- Sauna- Yoga/pilates studio- Alfresco BBQ and seating facilities- Immediate pathway access to street through a secure pedestrian gate- Multi-level visitor parking facility- 6sqm basement storage

**Rates & Local Information:** Water Rates: \$1,747.92 p/a (2022/23) City of Fremantle Council Rates: \$3,338.46 (2023/24) Strata Levies: \$1,247.85 p/q Zoning: Development Primary School Catchment: North Fremantle Primary School Secondary School Catchments: John Curtin College of the Arts, Fremantle College, Melville Senior High School and Shenton College

**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