

**22 Daly Street, South Fremantle, WA 6162**



**House For Sale**

Wednesday, 24 April 2024

22 Daly Street, South Fremantle, WA 6162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 913 m2**

**Type: House**



Simone Glover

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## New to market

Welcome to a spacious 1960's brick and tile home on an elevated 913sqm block with subdivision potential, a true rarity in South Fremantle. This property gives you the option to live as is with an enormous backyard to rejuvenate or proposer by potentially subdividing and retaining the front immaculate and solid character home and building your own paradise on the rear allotment. (subject to council approval) This sought after coastal suburb is a short 10-minute stroll from the pristine waters and white sands of South Beach and the vibrant South Freo cafe strip, full of the most amazing restaurants, bakeries, shops and boutiques. The current owners have lived in and cared for the home for almost 40 years. This classic style is sought after for its solid foundation, spacious well-lit rooms, and great indoor/ outdoor flow. Inside, an elegant jarrah French door lead to a separate lounge with original Toodyay stone fireplace, jarrah floorboards and high decorative ceilings. The kitchen and dining are open plan with terrazzo flooring. Meal preparation is made easy with a dishwasher, Blanco electric oven, gas cooktop, and ample overhead storage, and the kitchen overlooks a massive, tiled living room extension with reverse cycle air conditioning. Three large bedrooms all have jarrah floorboards. The modern bathroom renovated in 2021 features floor to ceiling tiles and a stylish above counter basin. Outside the main home a separate amenities building offers an additional w/c, laundry, shower, and kitchenette. Perfect for use if you plan to renovate the main home, or guests come to stay. And if you have always wanted to grow your own produce, the large backyard offers water tanks, established grape vines and lemon and fig trees to start you off. There is a garage/ workshop and side access leading to a large patio, plus plenty of room for your boat or caravan. This fabulous location is approx. 200m from Peaches and IGA, as well as South Fremantle Marketplace with Woolworths, Aldi and specialty shops. Take a shortcut through Parmelia Park down Commercial Street to stroll along the café strip. Grab a fresh loaf of bread, a coffee or meal from a variety of fantastic cafes and restaurants or continue on to South Beach. And a five minute drive will take you to Fremantle, the river and several nearby beaches. 3 bedrooms 1 bathrooms 4 plus cars, caravan, boats, ample room to park all 913sqm block with potential to subdivide (subject to council regulations) High ceilings, jarrah flooring, original stone features Freshly painted inside Large living room extension Outdoor amenities building Dual driveways and garaging/ workshop Paved patio Separate laundry and w/c in home Huge yard with water tanks for the urban farmer Cellar and storage Security screens Fabulous South Fremantle locale

**Finer Details:** Lot 47 Deposited Plan 122 Vol/Fol: 1205/705 Frontage 18.08m Water Rates: \$1,275.15 per annum (Approx.) 2022-2023 Council Rates: \$2,100.70 per annum (Approx.) 2023-2024 Please call Exclusive Selling Agent Simone Glover from DGRE on 0417 977 525 for further details or to view. PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.