

**23/46 East Street, East Fremantle, WA 6158**



**Apartment For Sale**

Tuesday, 7 May 2024

23/46 East Street, East Fremantle, WA 6158

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ana Vizcaino  
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## Mid to high \$400,000s

If you're looking for an enviable riverside lifestyle, this two bedroom apartment is the perfect stepping stone to becoming part of the vibrant community of East Fremantle! This spacious apartment is located on the third floor in the secure Harbour Heights complex with the convenience of lift access. In a hard to beat location, you'll be within walking distance of the river foreshore, cafes and restaurants, with public transport on your doorstep. The light filled, open plan living area has reverse cycle air-conditioning to keep you comfortable year-round and opens out through large glass sliding doors to a generous balcony. The kitchen offers a double sink and plenty of cupboard space above and below the bench tops. There are two substantial sized bedrooms with large windows, and one of them features a double built-in robe. This apartment is complete with a combined bathroom/ laundry that includes a bath and the convenience of a separate toilet. Located in the John Curtin School of the Arts and East Fremantle Primary School catchments, you'll be close to the George Street precinct, Fremantle Arts Centre and river foreshore. Just a short drive from central Fremantle with easy connection to the city via Canning Hwy. This fabulous entry level apartment would suit first home buyers, downsizers, or investors. A sound investment, the estimated rental return is around \$550 per week.

**FEATURES** 92sqm of living Brand new hybrid flooring Lovely views from balcony, bedrooms, and kitchen windows Two queen size bedrooms Combined laundry/bathroom Separate toilet Open plan living Split system air-conditioner in living area Lots of storage in kitchen Secure complex Lift access Pet friendly strata complex (STSA) Short term accommodation considered (STSA & STCA)

**LOCATION** 50m to George Street precinct 350 to Swan River 500m to John Curtin College 600m to East Fremantle Primary School 1.6 to central Fremantle 1.9 km to Port Beach Council Rates: \$1,530.02 per annum approx. Water Rates: \$1,179.55 per annum approx. Strata Fees: \$969.45 per quarter approx. For further information call Ana Vizcaino on 0416 197 012