

**231 Queen Victoria Street, North Fremantle, WA
6159**



House For Sale

Wednesday, 22 May 2024

231 Queen Victoria Street, North Fremantle, WA 6159

Bedrooms: 5

Bathrooms: 1

Parkings: 3

Area: 287 m2

Type: House



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Guide: MID \$1MILS

Acquire one of North Fremantle's most iconic commercial properties with this rare and exciting opportunity to own the 'little blue cottage' in the Queen Victoria Street hub. Successfully operated as 'Queen Victoria Beauty' and with the same owner for the past 25 years, this stunning North Fremantle property has been loved by its devoted clientele, locals and passers-by alike. Many clients have come here for many years, citing the building's warm and welcoming atmosphere and wanting to support local as one of the reasons for their repeat visits. With the beauty salon business itself now disbanded by the owner, who wants to move onto a new challenge, this versatile commercial property now represents an exciting opportunity for a new owner to come along and visualise this beautiful place for their own needs. It is rare that anyone who lives locally does not know 'the little blue weatherboard' house on Queen Victoria Street. With its pretty heritage facade of charming blue weatherboard walls, white trim and inviting front veranda surrounded by frangipanis, palms and lushly planted garden beds, this eye-catching and central 1890s property is a much-loved fixture in the bustling Queen Victoria Street café, restaurant and shopping district. Right next door to Mojo's and Piggy Food Co, opposite the little park around North Fremantle War Memorial and with plenty of parking nearby, this is a dream commercial location, with lots of passing car and foot traffic. And it does not hurt that this delightful building catches the eye. Spend a few minutes here and you will see how many people are drawn to examine the pretty weatherboard façade and beautiful garden as they walk past. For the past quarter of a century the building has been run as a salon by the same locally-based owner, who has loved the area, the neighbouring businesses, the community feel of Queen Victoria Street and the warm, welcoming locals. She says the North Fremantle community is strongly supportive of local businesses, and her devoted clientele are sad to see the salon's reign end. The salon's long, successful era shows this property is perfect for beauty, with multiple treatment rooms, a strong client base and no other direct competitors nearby. However its versatility also makes it ideal for numerous commercial purposes, including as a medical consultancy, combined consultancy office, convenience store, club premises, community purposes, home office, for civic use or as a lunch bar. The building has an A use in the Neighbourhood Centre. Believed to have been originally built as a duplex of two worker's cottages in the 1890s, the property has since been turned into one substantial commercial property. Open the front door into a wide, airy hallway with a generous-sized reception area and lounge. This is a building with charm and character, with original light pine floorboards, high ceilings and panelled walls and ceilings. While on a busy street, the property is quiet - the front windows have been replaced with laminated glass, giving a quiet, retreat-like atmosphere. There are five treatment or office rooms in total, with two beautiful light, large front rooms overlooking the street. There are three more treatment or office rooms offering scope and versatility. Four rooms have pedestal vanities for washing up. The property has an inviting feel (and you will note that indoor plants thrive). There is a beautifully renovated, modern classic bathroom with full-height wall tiling, a separate toilet and shower and two pedestal vanities. There is a tidy kitchen and meals, with four burner gas cooktop and plenty of storage, and a light-filled adjoining laundry room. With rear access, the property also has driveway car parking for at least three cars, ideal for staff parking. There is evaporative ducted air-conditioning and a split system. If you are looking for an iconic commercial property in a wonderful spot, this fantastic place could be the one. • This property is being sold with vacant possession • Categorized with an A use under the Neighbourhood Zoning • Parking for three cars • First time offered in 25 years Rates & Local Information: Water Rates: \$1,392.68 p/a (2022/23) City of Fremantle Council Rates: \$3993.03 p/a (2023/24) Zoning: Neighbourhood Centre Heritage: Statutory Heritage List & Municipal Inventory Level 3 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.