

2B Coolgardie Avenue, East Fremantle, WA 6158



Sold House

Friday, 1 September 2023

2B Coolgardie Avenue, East Fremantle, WA 6158

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 310 m2

Type: House



Toby Astill

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Contact agent

Locations don't get much better than this! Situated in one of Perth's most desirable riverside suburbs in leafy East Fremantle, this three-bedroom home couldn't be better positioned to enjoy the spoils of a vibrant and comfortable lifestyle. Conveniently located in walking distance to the picturesque Swan River foreshore, local bars, restaurants, cafes and shops, you are literally spoilt for choice here. This delightful home on a quiet street enjoys a North-South aspect. There is an easy care garden that is reticulated at the front of the home and undercover parking for two cars. Inside the home, there are two separate living areas, one located just inside the entry offering extra room to relax and the second open space off the kitchen/dining area to provide a light and bright central family hub, with sliding doors allowing for a seamless flow out onto the north-facing undercover, paved courtyard. This is the ideal space to enjoy your summers with family and friends, to enjoy a BBQ, alfresco living or simply relax and unwind. The kitchen is well appointed with a brand new gas stove top and dishwasher and has excellent connection with the main living area for those who like to cook and entertain. Down the hall, three bedrooms with plenty of natural light all feature built-in robes. The bathroom boasts a bath and a separate laundry also provides further access to the home's exterior. What really sets this home apart, however, is its proximity to the best of everything East Fremantle has to offer. Stroll to the river, your local Dome or Zephyr's for a morning coffee or breakfast, swim, SUP, sail or cycle along your local paths. Walk to Sweetwater Rooftop Bar, the Left Bank Hotel, indulge in Fremantle's iconic South Terrace, East Street Jetty or even East Fremantle's very own bustling George Street featuring boutiques, bistros and live music. With East Fremantle Tennis Club, dog-friendly E I Chapman Reserve, parklands and sporting clubs, families and sporting enthusiasts are more than catered for while East Fremantle Yacht Club, Bicton Baths and Port Beach accommodate the water enthusiasts. With Richmond Primary school just minutes away, and CBC, Fremantle College and John Curtin School of Arts nearby, your family's educational needs are also easily met. All this, and a convenient proximity to Canning and Stirling Highways means getting in and out of Fremantle is a breeze. The perfect abode for young couples, downsizers, families or savvy investors looking to invest in a high-growth area, embrace riverside living in this amazing suburb that delivers on all fronts. FEATURES • Two Living zones • Hard floors throughout • Ducted and zoned reverse cycle air-conditioning • Reticulated gardens • Walk to the river and local cafes • No Strata Levies • 3 Lot Survey Strata Rates & Local Information Water Rates: \$1,385.63 (2022/23) Town of East Fremantle Council Rates: \$1,762.94 (2023/24) Zoning: R12.5 Primary School Catchment: Richmond Primary School Secondary School Catchment: John Curtin College of the Arts, Fremantle College & Melville Senior High School *PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.