

**33/11 Leighton Beach Boulevard, North Fremantle,
WA 6159**



Sold Apartment

Friday, 22 March 2024

33/11 Leighton Beach Boulevard, North Fremantle, WA 6159

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$1,500,000

One of just five two bedroom apartments located on the ground floor of "The Leighton" - a complex inspired by Australian architect Alex Popov, this 2 bedroom 2 bathroom apartment is arguably one of the most spacious apartments of its kind located within the popular Leighton Beach precinct and combines modern comfort with sophistication and style. As you enter this apartment you are greeted by a massive open-plan dining, kitchen and living area with full-length windows ensuring access to sunlight and out to a peaceful spot where you can watch the sun go down every evening. There is enough room for an outdoor lounge setting here or an 8 seater dining table. Tiles and low-maintenance artificial turf grace the courtyard with walkable access leading directly to the secure gated entrance and out to beautiful Leighton Beach. The communal facilities are top quality. Calming, modern minimalist gardens with mature dragon trees centre around a resort-like pool tiled in Italian Bisazza mosaics with sun deck. There is a gym, changeroom and lounge with kitchenette. Back inside, sparkling extra-thick stone benchtops headline the central kitchen, alongside integrated Miele appliances. The large island bench will become a favourite place for you to start your mornings, gather with friends and prepare meals as you chat with and enjoy time with guests. The spacious master suite is at the back of the apartment, where ample built-in wardrobe options and courtyard access via feature sliding louvers meet an immaculate fully-tiled ensuite bathroom, comprising of an over-sized shower, a separate bathtub, a toilet and twin "his and hers" stone vanities. A separate laundry and a powder room only add to this expansive floor plan. In the basement you will find an enormous 15sqm bricked storeroom, additional storage options for ski paddles, surfboards and other miscellaneous items and six visitor-parking spaces. Hop, skip or jump to coffee at The Orange Box or fantastic food at the famous Bib and Tucker restaurant, with MRKT SPACE wine bar and Jessie's Cafe also around the corner. For public transport users, North Fremantle Train Station is only a matter of footsteps away. With close proximity to the river, top schools, shopping and the heart of old Fremantle town, you have yourself a dream location you will never want to leave. *Lot owner currently rents a second basement car bay at \$700 p/a payable to strata. FEATURES: • Steps from Leighton Beach and popular cafe's • First time offered in 9 years • Tightly held development • 15sqm Basement storage room • Second basement car bay available to rent on an annual basis Rates & Local Information: Water Rates: \$1,627.23 p/a (2022/23) City of Fremantle Council Rates: \$3,454.06 p/a (2023/24) Strata Levies: \$1040.40 p/q Primary School Catchment: North Fremantle Primary Secondary School Catchments: John Curtin 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