

37 Riverside Road, East Fremantle, WA 6158



House For Sale

Thursday, 25 April 2024

37 Riverside Road, East Fremantle, WA 6158

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1174 m2

Type: House



Cam McGregor
0892081999

Offers

YOUR POTENTIAL Superbly elevated, with unrivalled river panorama, this huge 1174m² allotment occupies one of the most spectacular positions you could imagine! This parcel of prime, blue chip rivers edge real estate has sweeping river views and represents a once in a lifetime opportunity to buy a riverfront property in one of the best locations in East Fremantle. The river is a constant presence, with views over to Cantonment Hill and the cranes of the port, across to North Fremantle, and along the meandering waters to Mosman Park. The existing 1950's three bedroom, one bathroom home provides the perfect holding income whilst waiting for subdivision and/or building approvals to be obtained. Diversify your portfolio with a tangible asset offering both immediate rental income and long-term appreciation potential. This premium piece of R30 zoned subdivisible real estate provides a rare opportunity indeed for the astute investor/developer to unlock its lucrative potential and maximise returns. Or should anyone be looking for the perfect expansive river panorama block to build their dream home, then look no further.

YOUR LOCATION it's easy to become captivated by the river lifestyle as you observe the changing light at different times of day, the boats, the walkers, and cyclists down below on the riverside path and the magical presence of playful dolphins. Indulge in a leisurely stroll down to Dome Café or have a meal or drink at The Left Bank, Sweetwater Roof Top Bar, and the ever-popular George Street Precinct with its cafes, shops and restaurants. It is also located in the amazing Richmond Primary School catchment, and Fremantle College, Melville Senior High School secondary school and the outstanding John Curtin College of the Arts secondary school catchments. Embrace this outstanding riverside opportunity in sought after East Fremantle and enjoy unlocking its unique potential. - Block Size: 1,174m²- Council Rates: \$2,715.25 pa- Water Rates:\$1,526.60 pa