

**44/36 Queen Victoria Street, Fremantle, WA 6160**



**Apartment For Sale**

Wednesday, 12 June 2024

44/36 Queen Victoria Street, Fremantle, WA 6160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Hannah Tallon  
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## Under Offer

Nestled near the vibrant heart of Fremantle and just moments from its bustling Port and Harbour, seize the opportunity to claim a piece of history with the exceptional 'Herloom' apartments. Boasting the charm of a New York-style apartment fused seamlessly with contemporary finishes, this two-bedroom, two-level pad awaits. Step into the secure complex and immerse yourself in its rich heritage blended with top-tier, award winning design. Situated on the third floor, lofty ceilings adorned with original feature beams greet you as you enter the home. The apartment opens into a light-filled space comprising an open-plan living, dining, and kitchen area. The kitchen boasts stone benchtops, double sinks, sleek white cabinetry, and appliances, including a dishwasher and integrated range-hood, Bosch oven, and cooktop. A floating island breakfast bar is perfect for mixing cocktails and hosting friends. Downstairs, discover a carpeted second bedroom with built-in wardrobes, adjacent to a well-appointed bathroom featuring a spacious shower, stone vanity, and toilet. The living area extends to a balcony, offering an outdoor entertaining space shielded from the elements. Upstairs you find the expansive carpeted loft, serving as a spacious master bedroom retreat. Enjoy his and hers built-in robes and an ensuite bathroom with a shower, stone vanity, toilet, and mirrored cabinets.

**FEATURES INCLUDE:**

- Secure audio-intercom and lift access from the basement
- Open-plan kitchen/dining/living area downstairs
- Mezzanine master retreat with ensuite
- Split-system reverse-cycle air-conditioning
- Balcony for entertaining that is protected from the elements
- Stylish light fittings and feature skirting boards
- Two single-allocated secure basement car bays
- Lockable storeroom, plus bike store
- CCTV security cameras in complex

**Council Rates:** Approx \$2,272 per annum  
**Water Rates:** Approx \$1,364 per annum  
**Strata Fees:** Approx \$1,580 per quarter

**Disclaimer:** The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.