

7/45 The Cutting, North Fremantle, WA 6159



Apartment For Sale

Friday, 17 May 2024

7/45 The Cutting, North Fremantle, WA 6159

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: Apartment



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Guide: MID \$1MILS

Enjoy living in one of the most desirable riverside pockets of North Fremantle in this breathtaking, ultra-private luxury apartment, just moments to riverfront walking trails and minutes to Leighton Beach and restaurants. Modern and timeless, this three bedroom apartment sits in the award-winning complex 'The Cove' in prestigious Minim Cove. With one of the most tranquil, private locations in the complex, and no neighbours sharing common walls, this ground floor apartment gives the quickest and easiest access to the river, with an external door right outside your front door and footpath down to the spectacular cliffs of Rocky Bay. Another unique feature of this apartment is that the magnificent main suite has been built partially into the cliff wall. This gives natural insulation, keeping it cool in summer and warm in winter. Completed in 2018 by renowned developer Blackburne, The Cove complex makes a memorable first impression, with beautiful modern lines and high-end finishes. A grand, capacious entry foyer with stunning travertine floors flows past a lobby lounge to this apartment. Step inside and you will immediately notice the warm, welcoming feel. High ceilings and full height doors enhance the feeling of openness and space, complemented by beautiful engineered oak floors throughout the spacious open-plan living, dining and kitchen. Full height, commercial grade sliding doors open the home up to a big, lovely private courtyard garden, letting you cross-ventilate the home with gentle sea breezes. Relax with friends over for a glass of wine in the courtyard before strolling down to Leighton Beach for a meal at Bib & Tucker, MRKT Space, Al Lupo Bar or Palette. Or just entertain at home. The beautiful kitchen will thrill those who love to cook, with abundant expanses of stone benchtop and top quality Miele appliances including an induction cooktop, wall oven and speed oven. The kitchen also has great storage, direct courtyard access and a long breakfast bar for guests to sit and chat while you cook. This is a home that lends itself perfectly to easy entertaining, with plenty of easy street parking for visitors. You will feel like you could be waking up every day in a boutique resort in the main suite. Ultra-private and luxurious, it opens directly onto a secluded part of the courtyard garden with tropical plants including a young dragon tree. The main suite has a spacious dressing room and an exquisite ensuite with a feature wall, full-height tiling, a huge shower with two showerheads and twin vanity with fantastic storage. Walk along the river in the evenings and relax with a soak in the freestanding bath at the end of a long day. There are two more lovely queen-sized bedrooms, both with large robes and overlooking a second private, internal courtyard. These bedrooms are serviced by an elegant, practical family bathroom with plenty of storage and timeless neutral palette. The generous storage continues into the well-appointed laundry with Miele washing machine and dryer. There is a generous floor-to-ceiling wall of storage outside the laundry as well. The home has secure double car parking and a large storeroom. On the quiet riverfront side of The Cutting, this is a dream location. Walk to the beach, river, coastal cafes, bars and restaurants, playgrounds and parks. Health and fitness enthusiasts will also love being minutes to tennis, golf and sailing clubs, amongst others. This is a wonderful low-maintenance property for retirees, young families, empty nesters, professional couples or farmers looking for a coastal city base without having to pay high strata fees for any shared complex facilities. With two buildings in the complex and just 14 apartments in this particular block, this is a chance to acquire a beautiful lock-up-and-leave in a prestigious, friendly complex with a warm, welcoming community of residents. Make it yours. **FEATURES**• Multiple outdoor courtyard spaces• Quick and secure access from street entry lobby• Immaculate condition • Engineered Oak timber floors• Stone benchtops• Miele appliances including washing machine and dryer• Two car bays in secure basement **Rates & Local Information:**Strata Levies: \$1399.13 p/qWater Rates: \$1,788.19 p/a (2022/23)City of Fremantle Council Rates: \$3522.27 p/a (2023/24)Zoning: R25Primary School Catchment: North Fremantle Primary School, Mosman Park Primary School, Richmond Primary SchoolSecondary School Catchments: John Curtin College of the Arts, Fremantle College, Shenton College, Melville 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.