

**80/51 Queen Victoria Street, Fremantle, WA 6160**



**Sold Apartment**

Wednesday, 25 October 2023

80/51 Queen Victoria Street, Fremantle, WA 6160

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$570,000**

Architecturally designed, finished to the highest standards this fourth Level apartment at Liv, ticks all the boxes. Boasting a cleverly designed internal floor plan, quality energy efficient fixtures & fittings capped off with sunsets and views out to the Fremantle Port. When it comes to quality, you'll find the standard of materials, finishes and appliances will impress, as well as energy saving inclusions like ceiling fans, and water and energy efficient fittings and fixtures. Liv Apartments show national leadership. Designed with the One Planet Living principles in mind, Liv has taken the standard of living in the area to a new level by incorporating a number of initiatives that encourages its residents to lead happy, healthy and sustainable lives. If you have a small dog, cat or fish they're most welcome to call Liv home too. To support the quality of life and the positive community feel of Liv Apartments, smart design choices have also been made to minimise any noise from yourself and your neighbours. Parisi tapware and quality AEG appliances, including a fully integrated dishwasher, stone benchtops and soft closing drawers, you'll feel very much at home in your Liv Apartment. Balconies: Not only are the Liv Apartment balconies generous when it comes to space, they also have other benefits. Each balcony has a clever floor waste drainage system which sees water collected under the floor boards, avoiding ponding surface water. The balconies are also made up of a long-wearing, safe and eco-friendly timber decking. The timber boards are made to last through tough Australian conditions, and are a low-maintenance alternative to conventional timber boards. The timber is also splinter-free and safe for children and pets. Acoustics: When living above, next to or below neighbours, blocking out music, toilets flushing, high heels, dishwashers and washing machines are important for your comfort. In a Liv Apartment, you can be confident double-glazed windows throughout the apartment, acoustic carpet underlays, sound-smart walls by Ritek and insulated waste water pipes will minimise noise for yourself and your neighbours. Double-Glazing: Double-glazed windows throughout the Liv development will not only improve your energy consumption by keeping you warm in winter and cool in the summer. It will also reduce UV radiation by 99%, increasing the life of your furniture and buffer outside sound by 34% compared to normal glass. BBQ Area: To allow residents of Liv Apartments to come together and gather with friends and family, a communal BBQ area is available in the secure resident's courtyard garden on level 1. Located only 1.2kms from Fremantle's city centre, Liv Apartments is surrounded by an eclectic mix of historical attractions, converted warehouses, popular cafes, restaurants and bars. You'll be able to access the surrounding areas and Perth CBD via convenient public transport and cycle networks, and you can easily store your bike on the racks provided at Liv too. Council Rates - \$1921.08 p/a approx. - Water Rates - \$1131.06 p/a. approx. For more information contact Exclusive Listing Agent Zvon Mikulic on 0439 811 023 to arrange your viewing opportunity! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller 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.