

**75/51 Queen Victoria Street, Fremantle, WA 6160**



**Apartment For Sale**

Wednesday, 3 July 2024

75/51 Queen Victoria Street, Fremantle, WA 6160

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**



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## Please call for price guide

This two bedroom two bathroom apartment on level 4 of Queen Victoria Street is cleverly designed, with a great internal living space and features segregated bedrooms, as well as a large kitchen bench with dining counter. A common theme shared throughout the apartments at Liv is space. Through clever design, the architects at Hassell have created highly efficient and spacious apartments which maximise the living and entertaining areas. When it comes to quality, you'll find the standard of materials, finishes and appliances will impress the most fastidious of buyers, while the cost conscious will appreciate the energy saving inclusions like ceiling fans, and water and energy efficient fittings and fixtures. 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. Furthermore, materials and appliances have been chosen to save you time and money from maintenance in the long run.

**Appliances and fittings:** With 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. Liv Apartments are also fitted with ceiling fans designed to save energy, using as little power as a 60-watt light globe.

**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 great, 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 comfortable and functional 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 lively 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.

**Additional features:** Block roller blinds in both bedrooms and east facing living room window  
Sheer curtains in main living room and main bedroom  
Retractable fly screens on both patio doors  
New pull out pantry draws in kitchen  
New drawers / shelves storage / linen cupboard

Strata Levy: \$1,150.50 per quarter (approx.)  
City of Fremantle Rates: \$2,004.00 per annum (approx.)  
Water Rates: \$1,182.96 per annum (approx.)

Please call Exclusive Selling Agents Chanel Majeks on 0403 246 377 or Christine Majeks on 0402 762 601 for further details. PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.