

**52 East Street, East Fremantle, WA, 6158**



**House For Sale**

Wednesday, 14 August 2024

52 East Street, East Fremantle, WA, 6158

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Toby Astill

0410855803

## MERMAID COTTAGE

FOR SALE BY SUBJECT TO FINANCE AUCTION ON SATURDAY 31ST AUGUST 2024 AT 11AM (HOME OPEN FROM 10:30AM)

SUBJECT TO FINANCE AND CASH BUYERS ARE WELCOME TO BID

DEPOSIT \$50,000 | FINANCE APPROVAL 21 DAYS FROM AUCTION | SETTLEMENT 30, 45 or 60 DAYS FROM AUCTION

BUYERS WILL NEED TO BE PRE-REGISTERED TO BID AT AUCTION

THE SELLER RESERVES THE RIGHT TO SELL PRIOR

This timeless treasure of a century-old East Fremantle character home is where classic charm meets modern elegance and has been meticulously reborn with a blend of history and innovation.

Completely rebuilt just six years ago to the highest standards, it seamlessly integrates its original features with an impressive series of contemporary comforts, offering a rare fusion of both nostalgia and luxury.

Every corner of this beautifully restored gem tells a story, celebrating over 100 years of heritage, while embracing today's finest amenities.

Beyond an attractive white picket fence and a matching gate that secures a lovely front-yard-lawn area, the entry verandah doubles as a delightful spot to sit back, relax and take in a magical evening sunset - with your favourite drink in hand.

Double-glazed leadlight windows allow extra natural light to filter in and penetrate the interior, where soaring high ceilings, solid original wooden Jarrah floorboards, decorative ceiling cornices and ceiling roses, picture rails and feature high skirting boards help preserve the hallmarks of yesteryear.

Welcoming you inside is a cosy front lounge room, complete with a gas bayonet for winter heating and built-in storage cupboards.

The north-facing master bedroom is huge in size and boasts a ceiling fan, as well as separate "his and hers" built-in wardrobes. An amazing light-filled bathroom has been cleverly revamped to include a walk-in shower, a marble vanity and a heated towel rack.

Keeping meals and conversation separate is the central open-plan dining and kitchen area that has a dishwasher and everything else the resident chef requires in order to cook up a storm.

The second bedroom is also large and has two separate entry points, as well as benefiting from pleasant tree-lined views in the distance. The stylish adjacent laundry opens out to the backyard whilst flowing into the second bathroom - comprising of an original cast-iron bathtub and connecting to a versatile utility room (or study) that can currently access the yard and could one day be converted into a possible third bedroom, if required.

The backyard is nice and spacious and is made up of an entertaining courtyard with a shade sail (and double-gate access from the side of the block), some more lawn, a drying courtyard, a sandpit for the kids and another courtyard that encourages sitting and quiet contemplation. It also captures plenty of natural sunlight every single morning and plays host to a separate outdoor second toilet.

The generous size of the yard means there is potential to extend in the future, with the standalone house having previously been granted council approval to do so. The property is fully insulated with sound-check and has cedar weatherboards to its exterior that are so very easy on the eye.

There is also an approval in place for a second storey to be added that would command views to the water and across East Fremantle. The home is currently council-approved to be utilised as an Airbnb/short-stay accommodation option, with recent long-term tenants also happily paying \$900 per week in rent, destined to interest those seeking a lucrative investment.

Location-wise, a prominent position will have you living only walking distance away from the vibrant George Street food, shopping and entertainment precinct, with the home perched within the catchment zones for both East Fremantle Primary School and John Curtin College of the Arts.

A close proximity to the Fremantle Arts Centre, our glistening Swan River, other shops, restaurants, public transport, the heart of Fremantle and more is simply an added bonus.

Experience the best of both worlds in this gorgeous lock-up-and-leave residence, where past and present come together in perfect harmony!

#### ADDITIONAL FEATURES:

- Freshly painted - with new plumbing and electrical installed six years ago also
- Split-system air-conditioning to the lounge room and separate kitchen/dining area
- Instantaneous gas hot-water system
- Reticulation
- Low-maintenance gardens

#### Rates and Local information

Water Rates: \$1,202.59(2023/2024)

Town of East Fremantle Council Rates: \$1,842.37 (2024/25)

Zoning: R20

Heritage Listing: Municipal Inventory Category C

Primary School Catchment: East Fremantle primary School

Secondary School Catchment: John Curtin College of the Arts, Fremantle College and Melville Senior High School

\*PLEASE NOTE: While every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change. It is recommended that you conduct your own due diligence before making any decisions based on this information.