

**8/1 Riverside Road, East Fremantle, WA 6158**



**House For Sale**

Thursday, 4 July 2024

8/1 Riverside Road, East Fremantle, WA 6158

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 124 m2**

**Type: House**



Daryl Cook

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## New to Market

Offering outstanding River and Harbour views from this well presented 3-bedroom, 2-bathroom TOP FLOOR apartment situated in the sought after Sunny's Apartment complex, Riverside Road, East Fremantle. Features include; • 3 Bedrooms • 2 Bathrooms • Top Floor • Spacious open plan living and kitchen/dining area • Hardwood Timber flooring • Secure building Access • Stunning Swan River views • Spacious balcony • Ducted air-conditioning & heating • Feature ceilings • Intercom security • Swimming pool and BBQ pavilion • Lift & 2 secure car bays Located on the Top Floor in one of East Fremantle's most iconic and well-known riverside buildings 'Sunnys' is one of the best positioned residences in this sought after riverside precinct, perfectly oriented to the river adjacent parklands and facing due North. This is the perfect downsizer with views forever, easy to manage and the ideal lock and leave. Designed by award winning architect Hames Sharley and built in 2000, the unique design ensures the utmost privacy with no overlooking between residences. Living directly on the magnificent Swan River you enjoy the very best of all seasons. Stunning views, and a clever floor plan that offers great flexibility and use options and with only two apartments per floor ensuring the high level of privacy and security. Taking advantage of the Northern aspect, the generous balcony seamlessly flows into the light filled open plan wall to wall living, dining and kitchen space with floor to ceiling glass offering this whole zone a special place to relax and enjoy. Three bedrooms, master with en-suite, and additional conveniently located luxury bathroom. Secure garage parking for two vehicles. The complex provides owners and guests with a lovely private and easily accessible swimming pool, garden, BBQ and outdoor entertaining and leisure zone. Superbly located and just steps from the Swan River Environs. It's just such a short walk to the local restaurants, bars and leisure facilities, including the historic George Street Precinct. The adjacent bike path and walkway provides easy access to the river foreshore and ocean and only a few steps to public transport. Gated visitor parking for 10 cars Internal Intercom for access Conveniently located near public transport, with easy access to Fremantle's riverside restaurants. Proximity to parklands, George Street precinct, local Yacht Clubs & Tennis Clubs, The Jetty Bar, The Left Bank, and more makes it an ideal choice for low-maintenance living. Council Rates: approx \$3,108.00 p.a. Water Rates: approx \$1,831.00 p.a. Strata Fees: approx \$2,925 per quarter Rental Return: approx \$1,100 - \$1,200 per week Don't miss the opportunity to enjoy this magical location in East Fremantle. Viewings will not disappoint. Contact Daryl Cook, Abode Real Estate. 0400 209 894 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.