

**15/19 Douro Rd, South Fremantle, WA, 6162**



**Apartment For Sale**

Monday, 28 October 2024

15/19 Douro Rd, South Fremantle, WA, 6162

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Step into South Freo

First Open: Saturday 2 November 10.00-10.45am

Nineteen Douro Road has used the backdrop of South Fremantle to push the design envelope and will become a landmark of the South Fremantle landscape.

Step outside your urban, architect designed apartment and you're just minutes from the beach and the vibrant South Terrace. Abuzz with a mix of eclectic lifestyles, restaurants, bakeries, cafes and boutiques.

The architects of Nineteen Douro Road have captured Fremantle's industrial, alternative flavour but in a contemporary manner that draws inspiration from the raw warehouse-style aesthetic the area is synonymous with. The building compliments the streetscape and reinforces the alternative community nature of the neighbourhood.

On the ground level, the development comprises five commercial suites and on the first and second floors are 20 modern studio, one- and two-bedroom apartments.

A clear separation between the residential apartments and commercial suites offers residents greater security while the commercial spaces have been deliberately positioned along the street boundaries to maximise their exposure and shield the secure parking facility from view.

One of its standout features is the innovative residents' lobby. Used to access the residential levels, this spacious double volume internal "street" incorporates highlight glazing and operable windows to embrace natural light and cross ventilation saving residents money on unnecessary lighting, heating in winter and cooling in summer.

The building's external material palette is rustic and urban. It consists of a mixture of raw materials including recycled red-bricks, exposed steel beams, Corten, corrugated iron and green walls giving the building its industrial and distinctly "Fremantle" warehouse vibe. Rustic and made from durable materials like stone, natural finished concrete and steel, here you can drag the beach sand in without ruining the finishes. Entertain in spacious open plan living areas or hang out on your large balcony where you can connect with South Freo's outdoorsy lifestyle and breathe in the fresh coastal air.

Not only is the 19 Douro Road lifestyle modern, it's sustainable - the apartments achieve up to 8.8 stars under the NatHERS Energy Rating System and the development is filled with environmentally friendly features like living green walls, high performance glazed glass, smart meters and solar panels. Not only is it eco-friendly, it's also filled with technologically advanced features. A car-stacker saves space in the carpark, automated high level awning windows facilitate cross ventilation and smart meters combine residents' electricity, water and gas bills into one convenient statement.

City of Fremantle rates: \$1,991.54 per annum (approx.)

Water Rates: \$1,040.52 per annum (approx.)

Strata Levy: \$1,001.88 per quarter (approx.)

Fixed Term Lease: \$550.00 per week until 1 April 2025

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.