

**4/14 Lime St, North Fremantle, WA, 6159**



**Apartment For Sale**

Tuesday, 26 November 2024

4/14 Lime St, North Fremantle, WA, 6159

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sarah Bourke

## Hidden Beach Pad

Live moments to both the beach and river in a private, idyllic location in this charming modern coastal unit, which offers potential for mixed residential and commercial use.

Set back on quiet Lime Street in the narrowest part of the North Fremantle peninsular, here you are the closest you can be to both ocean and river in all of Perth.

Start your mornings with a walk or run along the water or walk down to Rocky Bay parklands around the corner for an easy barbecue with family or friends. End your afternoons with a sunset dip at white sand Leighton Beach before strolling home to cook dinner - or go out.

Here you are near iconic local restaurants and cafes including the coastal Bib & Tucker, Palette and Al Lupo Bar as well as the historic Queen Victoria Street café and shopping precinct. You are also minutes to sporting facilities and community hubs including the surf lifesaving club, bowls club and North Fremantle Social Farm. This is a dream lifestyle location.

This ground floor apartment represents a rare opportunity to buy one of the few one-bedroom apartments in Sublime by Match, a quiet and friendly group currently thought to be 85 percent owner-occupied. This modern complex of just 16 homes sits just around the corner from the iconic Dingo Flour Mill, with a tall limestone retaining wall opposite the street that adds a feeling of privacy while reducing residual traffic noise. The end result is a peaceful home with a feeling of retreat.

This apartment is ideally situated, tucked in a private corner with street access. Ride home from the beach and be at home - or work - within minutes. The clever design offers potential for possible mixed use. A contemporary pull-out screen, made of Perspex, can be pulled out to section off the front of the home, forming an ideal, private space to carry out client consultations while screening the rest of the home from view.

The layout encompasses an open-plan kitchen, living and dining, tidy laundry and bathroom and inviting bedroom. The bedroom has a large floor-to-ceiling robe fitted out with custom storage and a cavity sliding entry door to maximise space.

One of the home's nicest features is its many clever design elements, making it perfect for modern-day living and needs. Not an inch of space is wasted and you will not want for storage; thoughtfully integrated throughout with seamless, practical built-in cabinets and shelving.

Finishes and fittings are quality throughout. The front of the home has commercial grade stackable bi-fold doors which can be pushed aside to pull refreshing sea breezes into the home. The windows have high-quality sunsheers and blackout blinds and the floor is hard-wearing oak-look planking.

A feature screen to the kitchen adds privacy and interest without blocking out natural light. The kitchen is contemporary with an industrial influence, a nod to North Fremantle's industrial roots. Hard-wearing white laminated plywood benchtops enhance the sense of light, enhanced by the glass mirrored splashback. There is a Bosch four burner induction cooktop, oven, dish drawer and pull-out pantry.

Alongside the kitchen is a tidy laundry which flows into an elegant, spacious fully tiled bathroom.

The home has Daikin air-conditioning, an undercover car bay with large lockable storage closet and bicycle space.

This beautifully and thoughtfully designed unit allows for wonderful no-maintenance, coastal living in a private, convenient locale. Come see.

**FEATURES:**

- Stroll to Leighton Beach and the river in minutes
- Private ground floor entrance
- Undercover parking bay with street parking for guests
- Mixed-use capabilities

**Rates & Local Information:**

Strata Levies: \$832.50 p/q

Water Rates: \$1051.86 p/a (2023/24)

City of Fremantle Council Rates: \$1995.33 p/a (2024/25)

Primary School Catchment: North Fremantle Primary School

Secondary School Catchments: John Curtin College of the Arts, Fremantle College, Melville Senior High School & Shenton College

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