

10 Lloyd Street, South Fremantle, WA, 6162

House For Sale

Friday, 22 November 2024

RayWhite

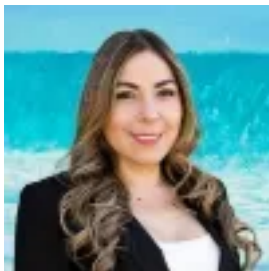
10 Lloyd Street, South Fremantle, WA, 6162

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ana Vizcaino
0416197012

Sustainable coastal living inspired by Fremantle style

A rare find indeed! This contemporary South Fremantle home was built by the current owners to offer easy care, sustainable living complimented by unique 'Freo inspired' features. Every detail has been considered to create a home sympathetic to the iconic heritage homes of Fremantle. Solar passive design makes the most of the block orientation, climate and materials to create passive heating and cooling throughout the year, minimizing your energy use and environmental impact. All this in an enviable location walking distance to the South Terrace café strip, local shops, and South Beach. Start every day the in the best way, walk or cycle to the beach for a morning swim followed by breakfast at your favourite café on your way home.

Located on a quiet street, the home enjoys wide street frontage where native gardens and norfolk pines provide a privacy screen from the road. Completed in 2015, the design of this home was a true labour of love. The façade is inspired by Fremantle architecture with exposed limestone and red brick and a rendered finish. The timber and stained-glass front door sits beside a classic double hung arch window, culminating in a gabled tin roof. A verandah with easy care composite decking runs along the front of the home providing the perfect spot to chat with passing neighbours.

Inside, the north facing living area offers extra high ceilings, decorative cornices, and a bank of glass doors and windows that fill the space with natural light. Sliding louvered shutters block out the sun in summer and invite its warmth in winter. Special features such as stone travertine tiles in traditional French pattern, stone benchtops, and plantation shutters throughout add a touch of luxury. An odyssey ventilation system provides smart air exchange to regulate the temperature inside. Meal preparation will be a breeze in the bright, open kitchen with a massive walk-in pantry, large five burner gas cooktop, and a Bosch dishwasher, plus a breakfast bar for casual dining. There are three well sized bedrooms with ceiling fans. The main bedroom features mirrored built in robes plus a walk in, and a luxe ensuite bathroom with floor to ceiling tiles, twin vanity and a generously sized shower. The third bedroom is a versatile space that features a wet bar, making it ideal for a home office.

The low maintenance rear yard is accessed via wide glass sliding doors off the kitchen and living areas. A decked verandah and alfresco looks out over a sunny veggie garden where you can grow and harvest your own fresh produce. And a fenced off paved section of the yard offers some outdoor storage space. The double garage with extra high ceilings accommodates large vehicles, there is further storage space here and a convenient shopper's entrance.

This desirable location is just 10 minutes' walk to a variety of fantastic cafes, restaurants, boutique shops, bars, and galleries. South Fremantle Marketplace, Peaches and IGA are all within walking distance, as is popular Parmelia Park. With easy access to public transport (including Fremantle Train Station), and a short drive to Beaconsfield Primary School, Fremantle Primary School and Fremantle College. This desirable home is matched only by its desirable location and is not to be missed.

3 bedrooms 2 bathrooms 2 cars

393sqm green title block, 22.62m frontage

211sqm floorspace

Built in 2015 by Highbury Homes

750m to South Beach

Sustainable solar passive design

Fremantle inspired architecture, exposed limestone walls

High ceilings, plantation shutters

Stone travertine tiles

Odyssey ventilation system

Stone benchtops, full height tiling to bathrooms

Alarm system

Plenty of storage throughout

2500L Rainwater tank
Versatile third bedroom/home office with wet bar
Separate laundry with stone folding bench, storage
Front and rear verandahs
Double garage with high ceilings and storage
Walkable South Fremantle location

Council Rates: \$3,007.00 per annum (Approx.) 2023-2024

Water Rates: \$1,555.00 per annum (Approx.) 2022-2023

Finer Details:

Lot 107 Deposited Plan 32490

Vol/Fol: 2521/137

Please call Exclusive Selling Agent Ana Vizcaino from DGRE on 0416 197 012 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.