

**44 Jenkin St, South Fremantle, WA, 6162**

**Sold House**

Friday, 22 November 2024

**RayWhite**

44 Jenkin St, South Fremantle, WA, 6162

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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## UNDER OFFER

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44 Jenkin Street is a stunning brick and iron workers cottage in the Victorian Georgian style of architecture dating back to 1898. The residence was renovated and extended, the project designed by local architect Tom Lemann for optimal insulation and ventilation. This fantastic location in a tightly held suburb has a lovely community feel with a variety of fantastic cafes, restaurants, and bars on the South Freo café strip within walking distance, as well as beautiful South Beach.

Nestled in a neighbourhood of unique and historic homes, the cottage has wonderful street appeal with tuckpointed brick and rendered banding framed by a corrugated iron bullnose verandah. You are welcomed to the home through a stunning front door with hand created glass panels by local artist Elizabeth Mavrck. In the front half of the home period features such as jarrah floorboards, high decorative ceilings and original fireplaces recall the long history of the home and create timeless and elegant spaces.

Two massive bedrooms peel off the entrance hall, to the left the main bedroom suite features a walk-in robe and an ensuite bathroom with stained glass accents and a luxurious deep stone bathtub. Bedrooms two and three both have heritage fireplaces retro fitted with bio ethanol fire units which means they are easy to refill with no smoke or soot. Located near these bedrooms you will find a stylish modern bathroom and laundry with built in storage.

The extension is open and bright and with an extra tall ceiling and clerestory windows. Ambient natural light floods the living area and kitchen, and electronic louvered windows allow natural for air flow and circulation. The spacious kitchen is perfect for the cook in the family to get creative, with a timber topped island bench, Falcon oven with five burner cooktop, feature tile backsplash and plenty of overhead storage. Wide glass sliding doors connect the living area to the cottage style rear garden to encourage indoor/ outdoor living. An elevated deck looks out over lawn that's surrounded by established trees, with a sweet brick footpath leading to the garden shed.

This fabulous location in the catchment for South Fremantle High School is just three minutes stroll to South Terrace, where you can enjoy a meal at local favourites like The Roasting Warehouse, Little Lefroy's and The Copper Chimney. It's just 12 minutes' walk to South Beach with great parklands, coastal walking paths and beachside cafes so you can make the most of this seaside suburb. Central Fremantle is close by with easy access to public transport and Fremantle Sailing Club. And at the end of the day come home to your own sanctuary in this bespoke character cottage.

Bespoke features and additions

Architect designed extension

6.5kW solar (18 X 370W panels) with a 15kWh battery plus backup power system

R4 batts Insulation and Viridian Energy Tech Green toughened glass in extension

Custom made cabinetry in living area, hallway and front room

Split system air conditioners and ceiling fans throughout

Stone bath in ensuite

Heated towel rails in both bathrooms

Manageable 357sqm block

Walkable South Fremantle location

Council rates: \$2,664.51 per annum (approx.)

Water rates: \$1,601.89 per annum (approx.)

Please call Christine Majeks on 0402 762 601 or Chanel Majeks on 0403 246 377 for further details.