

45 Mathieson Avenue, North Fremantle, WA 6159



House For Sale

Wednesday, 8 January 2025

45 Mathieson Avenue, North Fremantle, WA 6159

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 429 m2

Type: House



Aaron Katin



Liv Katin

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FRESH TO MARKET

THE HOME This stunning four-bedroom, three-bathroom architectural home in North Fremantle offers riverside luxury, and breathtaking Swan River views. Perfectly designed for entertainers and families alike, the thoughtfully crafted floor plan seamlessly blends indoor and outdoor living, featuring grand voids, a chef's kitchen flowing into an outdoor second kitchen, and a poolside oasis ideal for relaxing evenings under the stars. The loft, with its panoramic river views, offers a versatile space for a study, creative studio, or additional living area. Nestled on a 429sqm parcel in a tranquil enclave, this elegant home provides a modern lifestyle with effortless access to nearby amenities and lifestyle attractions. This home epitomises the pinnacle of luxury and lifestyle, offering an unparalleled blend of elegance, comfort, and convenience.

HIGHLIGHT FEATURES + 4 Bedrooms, 3 Bathrooms, Pool, 2 Car garage + Seamlessly designed floorplan that harmonizes indoor and outdoor living + Multiple versatile living spaces tailored to suit your lifestyle + Gourmet chef's kitchen boasting premium appliances, sleek stone benchtops, and abundant storage + Outdoor kitchen overlooking pool, perfect for entertaining + Luxurious master suite with a walk-in robe and a private ensuite + Generously sized bedrooms offering comfort and space + Light-filled upstairs loft with breathtaking river views, ideal as a study, creative studio, or additional living area + Sparkling swimming pool for ultimate relaxation, with heating + Oversized double garage with additional storage for convenience + 3.2Kw solar power system + Located on the rivers edge, offering an outstanding lifestyle

THE LOCATION Living in North Fremantle, or North Freo as the locals call it, feels like uncovering Perth's best-kept secret. Tucked between the river and the ocean, this laid-back yet vibrant suburb is home to Leighton Beach, where you can enjoy morning swims followed by brunch at Bib & Tucker or the relaxed vibes of the Orange Box café. Wander over to Queen Victoria Street, and you'll find an eclectic mix of cool cafes, amazing restaurants, boutique shops, and hotspots like the trendy Mrs Brown Bar and legendary Mojoes music venue. For a quieter pace, the riverside walking trail offers stunning views and a chance to unwind in nature. It's a place where every day feels a little like a holiday, and once you've lived here, you won't want to leave.

MAKE THIS LUXURIOUS HOME AND RIVERSIDE LIFESTYLE YOURS TODAY! Call Aaron or Liv at KATIN Property for further information and to arrange your private inspection

Council - City of Fremantle \$6948.34 approx pa
Water rates - \$3107.53 approx pa
Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.