

**7A Swan Street, North Fremantle, WA, 6159**



**House For Sale**

Wednesday, 20 November 2024

7A Swan Street, North Fremantle, WA, 6159

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Sarah Bourke

## Swan Street Secret

Completely renovated, low-maintenance and with a locale that makes a laidback lifestyle easy, this is a perfect property for singles, professional couples, empty nesters, retirees or small families.

Walk to the river, cycle to the beach and come home to a blissfully private, cosy sanctuary with this beautiful two bedroom North Fremantle home.

Nestled in the Northbank precinct, this light-filled ground floor home offers a dream lifestyle; walking distance to the river, minutes to the beach and just a stroll to the best North Fremantle has to offer.

With Queen Victoria Street on your doorstep, grab your morning coffee or pick up lunch from local hotspots like Bruce town, Ooh Coffee, Wild Bakery and Piggy Food Co. Meet friends for a wine at Mrs Brown Bar with a burger brought in from Flipside. Or venture a few minutes away for coastal dining by Leighton Beach at Bib & Tucker, Palette or Al Lupo.

Open the front door and you will immediately notice the abundant light and the thoughtful floor plan. Wrapping around a central courtyard, the floor plan gives the home an indoor-outdoor feel and natural light throughout. Push aside the commercial-grade doors to open up the open-plan living and dining to the alfresco, where there is plenty of space for a dining setting and long conversations with friends.

Originally built in the 90s, the home has since been opened up within and meticulously renovated. The end result is a home that feels loved and looked after - and with nothing left to do but move in and relax.

The beautiful kitchen will thrill chefs. Neat white cabinets are teamed with generous expanses of engineered stone benchtops, a black Franke sink, integrated Miele dishwasher and a beautiful marmarino splashback. A huge range with five burner gas cooktop has a curved feature rangehood above. Aneeta-style windows can be pushed up to bring cooling sea breezes through the courtyard garden. Built-in cabinets seamlessly continue through the living area, offering plenty of storage, while the kitchen bench offers breakfast bar seating.

The kitchen layout was designed with the option of removing the flyscreens and having a passout area for food to the internal courtyard which acts as an intimate dining area. Lighting in the home has been carefully planned by an architect with dimmers to enable mood lighting at dusk and year round access to natural light via internal and outward facing windows and glassed doors.

Adjacent to the kitchen is the laundry, with beautiful bespoke cabinetry with steel mesh doors. Oak-look floors add to the fresh coastal feel. Additional bench and storage space here is for kitchen appliances and prepping food out of sight when entertaining. This laundry scullery area acts as another kitchen workspace as well as a functional laundry that leads straight outside for hanging out washing

On the southern side of the home are the bedrooms. The first overlooks the street and has a walk-in robe.

The main suite enjoys north-facing light, and has a marmarino feature wall and louvered windows to the courtyard garden. Off it is a beautiful walk-in robe with custom mesh doors and a study or home office nook, with a window above the desk overlooking the back courtyard garden.

You will look forward to drawing yourself a bath in the bathroom after a long day. Chic and luxurious, the bathroom feels like a modern spa-like zone with freestanding bath, large glass-fronted shower and vanity with plenty of storage. Charcoal floor tiles complement the polished plaster walls.

At the back of the home is retractable clothesline a storeroom and access to two off-street parking bays. The back garden is a lush hideaway screened by the deciduous Manchurian Pear trees and vine foliage which is another living area where

there is also an elevated cubby house that can be for storage or a fun getaway for children.

The house sits behind a lush verge side garden, with a pretty gated portico-style entry that offers an additional layer of security. The park that is accessed off the rear driveway is lovely private and undiscovered other than by local neighbours who gather or sit under the Willow tree.

The house is protected and shaded by a beautiful canopy of trees and birdlife here is prolific with Willy Wagtales nesting in overhanging branches.

Cosy, comfortable and perfectly appointed, this is a lovely home for those who want a low-maintenance property and a coastal lifestyle. Make it your own.

#### FEATURES:

- Fully renovated interior
- Central glassed courtyard with seamless indoor/outdoor transition
- Overflow kitchen space / scullery / laundry
- Feature lighting in the kitchen and living area for ambience
- Study nook / storage area

#### Rates & Local Information:

Council Rates: \$2278.24 p/a

Water Rates: \$1153.56 p/a (2023/24)

Zoning: R60

Primary School Catchment: North Fremantle Primary

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

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