

SARDELIC REAL ESTATE

For Sale by Public Auction



30b Gill Street East Fremantle

SIMMON SARDELIC

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www.sardelic.com.au

155 Canning Hwy, South Perth
9474 3222 (All Hours)

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PROPERTY DETAILS

What a magnificent home! One would class this as a true entertainers' delight.

Surely it will tick all the boxes for your new home. Conveniently located in a quiet street in trendy East Fremantle, with excellent access to Canning Highway and a short walk to the Swan River.

The design of this stunning home utilises timber, glass and polished concrete floors that immerses together so there is an abundance of natural light flowing through the home. Large 486sqm strata survey block with a floor area of 288sqm.

Here are just some of the features:

- Open-plan areas of living designed for comfort and entertaining.
- Set out over three levels with a home office overlooking the main living area.
- Three bedrooms, two with BIR and the master suite with walk in robe & ensuite.
- Kitchen – Stone benchtops, glass splashbacks and stainless steel appliances.
- High Ceilings, North facing Glass for winter light and warmth.
- Reverse Cycle ducted Air Conditioning.
- Double Lock up Garage.
- Sparkling infinity pool, timber decking and a large alfresco entertaining area.
- Easily maintained gardens with reticulation.
- Water Rates: \$1,598 Council Rates: \$3,128

Auction on site: **Saturday 9th October 2021 at 11 am**

* Deposit: 5% of Purchase Price.

* Settlement: 30 days from auction.

Inspection Days:

Saturday 18th September 2021 - 11:00 am to 12:00pm

Saturday 25th September 2021 - 11:00 am to 12:00pm

Saturday 2nd October 2021 - 11:00 am to 12:00pm

For more information please contact the exclusive selling agent Simmon Sardelic on (0414) 924 950.

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FLOOR PLAN



Approximate Areas

Ground Floor:	147m ²
First Floor:	43m ²
Garage:	36m ²
Porch:	19m ²
Alfresco:	43m ²

Total Area: 288m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au

30B Gill Street, East Fremantle

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PHOTOGRAPHS



Foyer Entrance



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Living Area



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Laundry



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ELEVATION PHOTOGRAPH



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Sales Evidence

RECENT SALES

1 Coolgardie Avenue East Fremantle - 4 bed 2 bath - 372sqm - Sold for \$1,200,000 (Feb 21)

<https://www.realestate.com.au/sold/property-house-wa-east+fremantle-135178010>

22 Gill Street East Fremantle – 3 bed 2 bath – 456 sqm – Sold for \$1,120,000 (Feb 2021)

<https://www.realestate.com.au/sold/property-house-wa-east+fremantle-135311818>

34 Hamilton Street East Fremantle – 3 bed one bath – 1126sqm – Sold for \$1,250,000 (Jan 2021)

<https://www.realestate.com.au/property/34-hamilton-st-east-fremantle-wa-6158>

14 Hubble Street East Fremantle – 4 bed 2 bath - 506sqm – Sold for \$1,295,000 (Feb 2021)

<https://www.realestate.com.au/sold/property-house-wa-east+fremantle-135416414>

38 Hubble Street East Fremantle – 4 bed 3 bath - 506sqm – Sold for \$1,635,000 (Feb 2021)

<https://www.realestate.com.au/property//38-hubble-st-east-fremantle-wa-6158>

11 Penhurst Street East Fremantle – 4 bed 2 bath – 444sqm – Sold for \$1,680,000 (Feb 2021)

<https://www.realestate.com.au/sold/property-house-wa-east+fremantle-135248638>

18 Wolsely Road East Fremantle – 4 bed 2 bath - 430 sqm – Sold for \$1,722,000 (April 2021)

<https://www.realestate.com.au/property/18-wolsely-rd-east-fremantle-wa-6158>

77 Alexandra Road East Fremantle – 3 bed 3 bath – 642 sqm – Sold for \$1,675,000 (Oct 2021)

<https://www.realestate.com.au/sold/property-house-wa-east+fremantle-134224710>



For a comprehensive report on the value of your property please email - simmon@sardelic.com.au

Sardelic Real Estate has been a significant part of the local real estate community since 1989. Prominently located on Canning Highway via Elizabeth St in South Perth, the business has evolved to become a stable, highly respected Agency specializing in the following areas:

- Residential Property Management
- Residential Sales
- Residential Development Consultancy
- Commercial Property Management
- Commercial Sales & Leasing
- Specialist Consulting and Valuation

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