

**37 Riverside Road East Fremantle WA**

3 1 1

### YOUR POTENTIAL

Superbly elevated, with unrivalled river panorama, this huge 1174m<sup>2</sup> allotment occupies one of the most spectacular positions you could imagine! This parcel of prime, blue chip rivers edge real estate has sweeping river views and represents a once in a lifetime opportunity to buy a riverfront property in one of the best locations in East Fremantle. The river is a constant presence, with views over to Cantonment Hill and the cranes of the port, across to North Fremantle, and along the meandering waters to Mosman Park.

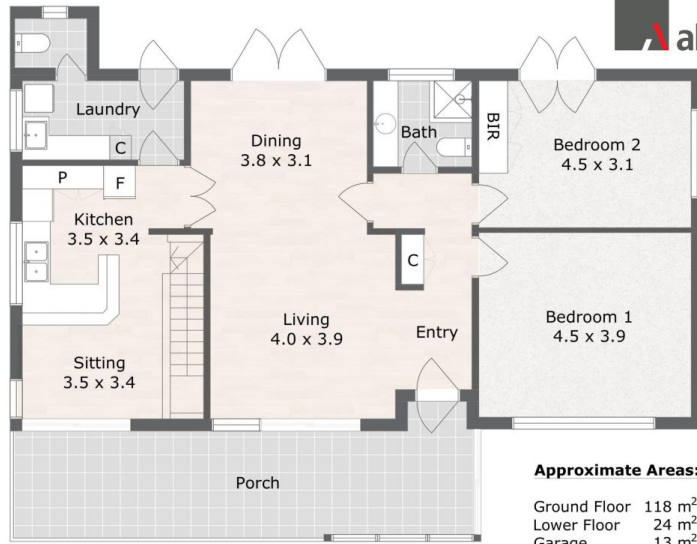
The existing 1950's three bedroom, one bathroom home provides the perfect holding income whilst waiting for subdivision and/or building approvals to be obtained. Diversify your portfolio with a tangible asset offering both immediate rental income and long-term appreciation

**Land Size** : 1174 sqm

**View** : <https://www.abelproperty.com.au/7989745>



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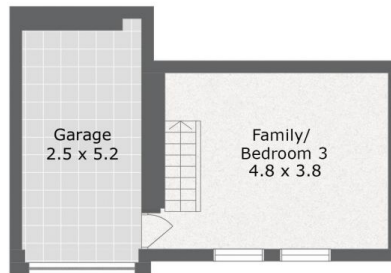


Ground Floor

**Approximate Areas:**

Ground Floor	118 m <sup>2</sup>
Lower Floor	24 m <sup>2</sup>
Garage	13 m <sup>2</sup>
Porch	23 m <sup>2</sup>

**Total 178 m<sup>2</sup>**



Lower Floor



FINESSE

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