

# 12A Wardle Road, Beaconsfield, WA 6162

## House For Sale

Wednesday, 8 May 2024

12A Wardle Road, Beaconsfield, WA 6162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 303 m2**

**Type: House**



Rebekah Vos-Jamieson  
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## FROM \$899,000

Welcome to 12A Wardle Road, where architectural brilliance meets eco-conscious living. With stunning bespoke features, and designed with solar passive principles at the forefront, this home seamlessly marries style, functionality, and sustainability, ensuring year round comfort and energy efficiency. This isn't just a house, it's a lifestyle. Run your dog in the park and let the kids walk to school through the back gate, which leads to the school and playground directly behind the house and bask in the stunning features of this eco-conscious masterpiece. Whether you're hosting a dinner party or enjoying quiet family moments, this home offers an easy, relaxing experience, blending the indoor and outdoor spaces seamlessly, creating a flow between the kitchen and the dining and al fresco areas, enhancing your lifestyle and taking some of the stress out of entertaining. Harness the power of the sun with a cutting-edge micro inverter solar system. Say goodbye to hefty electricity bills as your home generates clean energy. Designed to allow cross flow breezes, and with concrete floors for heat banking, full insulation and a 7 star energy rating, this is one of the most energy efficient homes around, allowing you to live in year round comfort, without costing it the earth! Designed to maximize natural light and minimize energy consumption, this home boasts a northern orientation and thoughtful architectural elements that enhance thermal efficiency. Crossflow ventilation allows the seabreeze to cool things off during the warm months, while the floor to ceiling glass sliders on the northern elevation welcome in the winter sun to stream onto the honed concrete floors, which exude contemporary elegance whilst providing excellent thermal mass, absorbing warmth from sun to release throughout the day and into the night, maintaining an even temperature and providing the ultimate comfortable living environment. Painting throughout was done with low-toxicity Porters paint, ensuring a healthy indoor environment. The open-plan layout connects the kitchen, dining, and living areas, creating a harmonious, light filled living space. Induction cooking makes good use of the solar power, as does the electric oven, there is also a dishwasher and huge pantry, great for food storage, as well as providing a spot for all the extra appliances that you have but rarely use! The kitchen opens onto the rear north-facing alfresco area, extending your living space, with cedar lined ceilings and a stunning Fijian mahogany deck which runs the full length of the home, perfect for dining under the stars or hosting summer barbecues. Both the kitchen and lounge connect to this outdoor oasis through double glass sliders, blurring the lines between indoors and outdoors. With a beautiful aspect, overlooking the landscaped gardens and out to the shady eucalypts and grassy fields of the primary school beyond, enjoy the tranquillity that being surrounded by nature provides. Adjacent to the lounge, a home office offers a quiet corner for work or creative pursuits. A 3000 litre rainwater tank supplies water to the washing machine and laundry sink, reducing reliance on mains water and promoting eco-friendly practices. There is a third toilet in the powder room on the ground floor, handy when entertaining guests. Ascend the bespoke timber staircase crafted from Maplewood repurposed from the Geraldton bowling alley. Each step tells a story of sustainability and craftsmanship. Upstairs, sustainable bamboo flooring adds warmth and character to the three bedrooms. The Master suite is complete with a double walk-through robe runs the full length of the room, ensuring there is plenty of space for ALL those shoes, and leads through to an enormous ensuite with luxurious full size bath, separate shower and double basins. The second and third bedrooms are both queen sized and share the second bathroom. Enjoy the wonderful lifestyle Beaconsfield has to offer, cycle to the coast and dip your toes in the Indian Ocean or take a leisurely walk along the terrace and indulge in something delicious at one of the nearby cafes, restaurants or bars. Fremantle's vibrant cultural scene is within easy reach. Located just 2 kms from South Beach, and the South Fremantle shops including Aldi, Woolies and Dan Murphy's, 1 km from the Grocer and the Chef and all the services at the Lefroy Road shopping centre, you can ditch the car, you will never need to drive anywhere again!! With a gate leading out from the back yard straight to Winterfold and Christ the King Primary Schools directly behind the house, and Fremantle College only 500 metres further on, school runs will be a breeze. Don't miss this opportunity! Text Rebekah at 0428 175 643 or Damien at 0418 188 830 for further information.