

# 13A Wardle Road, Beaconsfield, WA 6162

WHITE HOUSE  
PROPERTY PARTNERS

## Sold House

Tuesday, 21 November 2023

13A Wardle Road, Beaconsfield, WA 6162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



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**\$1,102,000**

The fine lines of contemporary design over two levels create a great sense of volume and light, in a setting of complete quiet and privacy in this lovely pocket of Beaconsfield. Embracing solar passive principles with north-facing glass and polished concrete floors, the home's refined interiors combine simplicity, quality, and low-maintenance functionality. Cleverly placed windows offer long green views everywhere, so you can relax in a serene atmosphere where all you hear is birdsong, yet still be so close to vibrant South Freo and the beach. Set at the rear, the home opens to a generous living and dining area, where the double height ceiling void and high northern windows make this a special space full of light. Black-framed glass doors stack open to the alfresco and high-walled courtyard garden, with stunning native trees, garden lighting, and even a worm farm in the veggie patch. Inside, the sharply designed galley kitchen has masses of storage, white engineered stone tops and fine appliances, including a built-in wine fridge. Flow through to the well-appointed laundry, leading out to the abundant lime tree and the rainwater tank around the corner, plumbed into the washing machine as another sustainability feature. The master suite on ground level is a real bonus for all ages – a secluded wing with its own glass-walled corridor and garden outlook, brilliant bathroom with vast rainshower and separate toilet, a walk-in robe, and the bedroom facing the northern courtyard. Up the timber stairs are two more north-facing bedrooms with expansive vistas, another beautiful bathroom, and a brilliant mezzanine space for a second living area or a fabulous place to work. Parking is easy, with paved parking out front, plus a generous double automatic garage featuring aggregate flooring, an EV charger, a large storage space, and internal access to bring in the shopping. Or you can leave the car and walk into South Freo, walk to high school, primary school and parkland, and stroll to the Farmers' Market on a Sunday. It's an idyllic location for a timeless, inspiring and totally functional home that won't be on the market for long.

3 bedrooms 2 bathrooms 2 cars • Brilliant design: 2-storey contemporary home • Rear location, completely quiet and peaceful • Solar-passive, northern orientation, full of light • Double-height open-plan, alfresco, walled courtyard garden • Polished concrete floors throughout lower level • Ground floor master suite, beautiful bathrooms • Second living area or inspiring office upstairs • Lovely green outlooks and landscape views • Fine finishes, very generous storage, low-maintenance • Freshly painted inside and out, reverse-cycle aircon • EV charger, water tank plumbed to laundry • Large double garage plus paved parking • Walk to schools, parks, shopping, South Freo • Full reticulation to the front and back garden