

# 22 Trafford Street, Beaconsfield, WA 6162



## Sold House

Friday, 13 October 2023

22 Trafford Street, Beaconsfield, WA 6162

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



Shiva Shakibae  
0893868255

**\$1,750,000**

High on the Beaconsfield ridge, this stunning house has immediate appeal from the street. One of its most impressive features is the seamless architectural integration of the old and new extension. This Victorian Georgian style architecture, built in 1914, has been lovingly preserved to the original character and charm of its younger years while adding a contemporary flair and functionality. The extension blends in harmoniously with the existing structure, using similar materials and colours, as well as maximises the natural light and ventilation, creating a comfortable and inviting living space. The beautifully restored limestone and wide expansive front veranda lends itself to the cool summer breezes. Passing the electric security gate and off-street parking area, you enter the home from the veranda through the traditional lead-light front door (with sidelights). The wide jarrah floorboards and high ceilings are impressive. The entrance opens into a generous formal lounge space in the front of the house, with one of the very generous double bedrooms off the main hallway. The master bedroom has a conveniently positioned walk-in-robe and continues to the ensuite bathroom. Down the hall there is the 3rd large double bedroom next to a completely modernised bathroom. There is also a separate powder room as well as a separate laundry room come larder with outside access. Then the open-plan living starts, awash with morning sunlight. The contemporary kitchen is adjacent to the dining area which has alfresco access through glass doors. Up the tiled steps, is the fantastic family/living room with plenty of space to move and a log gas fireplace as its centrepiece. Discover adjacent the separate spacious theatre / Playroom. The outdoor entertaining area is accessible through the living rooms full height glass stacking doors, with separate insect mesh doors, onto the rear timber deck with down-lit skillion-style roof and easy-care garden which is laid to lawn surrounded by raised rendered garden beds. Hidden away, is a large brick rendered storage room. Quality features include: o Three bedrooms o Two bathrooms o Three living areas o Reverse cycle air conditioning to master bedroom, living and theatre rooms o White timber internal shutters on all sash windows o Double shower head in the master bathroom o Gas range cooking o Integrated surround sound system to living areas and rear alfresco o Fully fenced. o Secure parking for two cars o Electric security gate and alarm system o Walled water feature in rear garden o Reticulated easy-care garden. o Dishwasher o BBQ gas bayonet o Walking distance from South Fremantle Café and beach o 532m<sup>2</sup> block o Friendly community / neighbours Council Rates: \$3,456.00 Water Rates: \$1,588.08 This is a gracious, generous home for the new or growing family. Well located for all services and schools, walking distance to the South Fremantle café strip and beach, on a manageable 532m<sup>2</sup> block, with potential ocean views from a second floor (STCA).