

# 23 Longford Road, Beaconsfield, WA 6162

WHITE HOUSE  
PROPERTY PARTNERS

## Sold House

Friday, 22 September 2023

23 Longford Road, Beaconsfield, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 302 m2

Type: House



Louise Pope  
0410803722

**\$950,000**

**HOME OPEN CANCELLED**Built above the lofty ridge overlooking the old Lefroy Quarry Site and the playing fields of Fremantle College beyond, this eco-friendly coastal hideaway joins a master-planned development of modern & sustainably designed properties within one of Freo's most unique community hamlets. Contemporary skillion roof construction, waterwise landscaping and chic, warm-grey hues define the minimalist aesthetic of this functional family home where sunny living, dining and entertaining pivots around bright & breezy views and illusions of abundant space. Practical bleached timber-look floors, modern appointments and generous bedrooms have been designed with maximum comfort in mind, along with supreme & secure, easy-care living. As a self-sustaining property, the current owners have optimised outdoor spaces by establishing herb gardens & passionfruit vines. The property also features a rainwater tank – while energy bills are kept low via clever window placements, excellent natural airflow and solar panels. At the rear of the home, the open-plan living, kitchen and dining are framed in double sliding doors extending to the patio and garden, while the addition of letterbox & benchtop windows, and a raised skillion ceiling, maximise natural light from every aspect. Form and function continue through the kitchen where a generous stone-topped island bench and ample countertops are offset by loads of gloss white cabinetry and a surprisingly large walk-in pantry. Quality appliances, inclusive of an Omega 6-burner gas stove & oven, plus a Fisher & Paykel dishwasher reflect to the high calibre attributes of this home. Bedrooms are clustered from the front, where peace and privacy are assured via a staggered layout; a home study or guest bedroom from the entrance, a spacious master suite (and modern ensuite) - with side path access and a bespoke distressed timber look wall feature at its centre - and two additional bedrooms with direct access to a stylish second bathroom (furnished in black and decorative encaustic tiles), laundry & powder room, further away. Other features include a double remote garage, plus off-street parking for 2 cars, ceiling fans in all bedrooms (+ mirror-inlaid built-in robes in three bedrooms), split-system air-conditioning unit in the living room & access to an external drying court (from the laundry). An abundance of olive trees line the street of this close-knit community, and the residents living here do an annual olive harvest which rewards participating homes with a year's worth of olive oil! Join Beacy's Bunch for community events and joyful get-togethers, walk to Beaconsfield Primary School, Freo Farmer's Market and loads of grocers and cafes, or cycle to the beach - this location offers a lifestyle that's almost impossible to compare and even harder to leave.

- Breathtaking (permanent, unobstructed) views over Fremantle College playing fields, old Lefroy Quarry & beyond
- Modern skillion-roof (low-maintenance, lock-&-leave) design
- Bleached timber-look floors throughout
- Calming coastal interior palette
- Sunny rear open-plan living, kitchen & dining + double sliding door access to paved patio & garden (elevated views)
- Split-system air-conditioning unit & LED downlights in living
- Modern kitchen, 6-burner gas hob, Omega oven, Fisher & Paykel dishwasher, engineered stone benchtops & island, generous walk-in pantry
- Spacious master suite + ensuite bathroom
- Ceiling fans & carpet in all bedrooms (3 with mirror-inlaid built-in-robes)
- Modern bathroom + tub, stylish black & decorative encaustic tiles
- Powder room
- Rainwater tank
- Planted with thriving passionfruit vines, herbs & assorted veggies
- Double remote garage (shopper's entry)
- Solar panels
- Quality locks fitted to windows
- Block out roller blinds
- Very short stroll to Lucia Atlas Park (with ocean views!)
- Less than 10-minute walk to Freo Farmer's Market
- 3-minute drive to South Beach & the South Terrace lifestyle strip
- 3-minute drive to the Grocer & the Chef
- 4-minute drive to Woolworth's South Fremantle, Aldi, Dan Murphy's & more
- Only 8-minute walk to Beaconsfield Primary School
- 15-minute walk to Winterfold Primary School
- 11-minute walk to South Metro Tafe (Beaconsfield)
- Just a 10-minute walk to Peaches Fresh, IGA South Fremantle & other convenience options
- Regular bus service via Lefroy Road
- Built in 2016

Water rates: \$1,406.04 per annum (approx)  
Council rates: \$2,582.37 per annum (approx)