

24 Moran Court, Beaconsfield, WA 6162

WHITE HOUSE
PROPERTY PARTNERS

House For Sale

Wednesday, 17 January 2024

24 Moran Court, Beaconsfield, WA 6162

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 631 m2

Type: House



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Please Call for Details

A tranquil and elevated cul-de-sac location opposite the lovely Lucia Atlas Park is the fitting setting for this rather unique 3 bedroom 2 bathroom two-storey limestone home that seamlessly blends sustainability with charm and sits on a square 631sqm (approx.) block with breathtaking ocean views to Garden Island – and a spectacular north, south, east and west aspect to savour. This enchanting residence is a testament to thoughtful design, where every detail tells its own story. Crafted using recycled local character materials, this one-of-a-kind abode by Mike Poole not only exudes warmth, but also invites you to embrace a harmonious lifestyle, accompanied by breathtaking ocean views and a very close proximity to both South Fremantle and the heart of old Freo town itself – but far enough remove from the hustle and bustle of vibrant portside activity. Complementing practicality of construction here is a desirable solar-passive design, focusing on ventilation, heating and light. The use of natural limestone both internally and externally adds durability to an attractive façade, with a stunning selection of timbers sourced from far and wide – inclusive of local Western Australian Wandoo, Tuart and Hemlock floors, European Baltic and Australian pine in the kitchen and North American Douglas Fur and Oregon to the main roof structure and kitchen/windows respectively. It is all exquisitely hidden behind a leafy tree-lined frontage that also protects a lovely front courtyard from the street – the perfect place to sit, relax and unwind, without a worry in the world. The courtyard also enjoys gated side access to the rear verandah deck, as well as a thatched Bali-inspired gazebo deck that encourages covered outdoor entertaining, with breathtaking ocean views as your picturesque backdrop. This private, yet breezy, garden setting also consists of a benched seating area, a stainless-steel gas-bottle barbecue and plenty of shade from the surrounding greenery. Inside the home and downstairs, the main 9x9 posts were taken from the Fremantle Wool Stores circa-1910, with the striking 8x6 posts heralding from a dismantled section of the North Wharf at Fremantle Harbour. The rare ground-level floors were originally from the main hall of the old Loretta Covent in Peppermint Grove and dominate the spacious open-plan living and dining area, where split-system air-conditioning and a burning open wood fireplace meet an impressively-renovated kitchen, boasting sparkling marble bench tops, funky light fittings, subway-tile splashbacks, a five-burner Fisher and Paykel gas cooktop, a separate oven of the same brand, a stainless-steel Bosch dishwasher, a breakfast bar for quick bites, servery windows to the back deck and a slice of the sea vista from within. Full-height windows look out to a “green wall” backing on to your neighbours, whilst the 12x4 main Oregon beams from a Perth hotel somewhat dictate the shape of the entire house. Double doors extend the dining space out to the deck also, with all four of the pane doors on the lower level sourced from a Perth demolition company – and are a rare form of kauri pine. Staying downstairs, the laundry has been cleverly revamped to include marble bench tops (and also opens out to the rear for drying), with the large modernised second bathroom consisting of a free-standing bathtub with a shower-hose, a toilet and a sleek marble vanity for washing up. The latter doubles as a semi-ensuite, with access from a huge third or “guest” bedroom with new timber floors, split-system air-conditioning and a fitted double-door walk-in wardrobe. Upstairs, there is a separate study with a high raked ceiling, whilst a massive carpeted retreat – or lounge room – can easily be converted into a potential fourth bedroom down the track, featuring split-system air-conditioning, soaring cathedral-style high ceilings with exposed beams and double-door access to a magnificent balcony deck benefitting from ocean views down the coast, as well as a snapshot of the islands. There is also a linen press on the top floor, along with a carpeted second bedroom with a storage loft, high raked ceiling and fitted double built-in robes. A commodious master bedroom is also carpeted for comfort and allows its occupants to wake up to a sublime sea vista, as well as double-door balcony-deck access and separate side-by-side fitted “his and hers” built-in robes. Completing this special package is a separate upper-level bathroom with a timber ceiling, rain shower, toilet and powder vanity. Only metres away lie public barbecue facilities and a fantastic playground for the kids, with bus stops and shopping at the South Fremantle Marketplace on Hampton Road also just around the corner. The likes of Christ the King School, Beaconsfield Primary School, Fremantle College, South Beach Train Station (and South Beach itself), coastal cafes and restaurants and all things Fremantle can also be reached within a matter of minutes, ensuring living convenience for all involved. This is a home that not only defines sustainable living, but also whispers tales of the sea in every recycled detail!

FEATURES INCLUDE:

- 3 bedrooms, 2 bathrooms and a study
- Limestone construction, with an iron roof
- Upstairs and downstairs living areas and entertaining decks
- New floors in the downstairs bedroom – new carpets to the upstairs bedroom
- Renovated downstairs bathroom, laundry and kitchen spaces
- Gazebo with new thatching
- New steel patio doors upstairs and downstairs
- Existing robes all fitted internally with new fixings
- New lighting
- New 6.6kW solar-power system – with 18 rooftop panels
- Wood fireplace downstairs
- Four (4) split-system

air-conditioning units• Tall feature skirting boards• Foxtel connectivity• Sisalation to the roof and lower level – plus batts downstairs• Outdoor hot/cold water shower• Security screen at the rear• Gas storage hot-water system• “Eco” green tank BIOCYCLE system for grey water• Fully reticulated• Established gardens throughout • Deciduous trees on the property• Garden and wood storage sheds• Double carport• Side access• R25 zoning• 631sqm (approx.)
Council rates: \$3,497.88 per annum (approx) Water rates: \$1,607.08 per annum (approx)