

31 Maxwell Street, Beaconsfield, WA 6162



House For Sale

Thursday, 16 November 2023

31 Maxwell Street, Beaconsfield, WA 6162

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Hannah Tallon
0414755542



Curtis McQuade
0452267170

Market Preview

Flawlessly maintained by its owner for over 30 years, this family home is surrounded by trees and birdsong from its quiet cul-de-sac location. Just one block from Beaconsfield Primary School, a short stroll to the beach and sitting on 703sqm of potentially subdivisible land, this 70s classic offers a fantastic opportunity for families looking to be close to Fremantle or a developer looking for subdivision potential. Framed in an expanse of lush green turf, the enclosed front garden brings an additional layer of carefree living where kids can play in safety and pets can roam freely, all within view from a protected alfresco which occupies the home's façade. Enjoyed as a sunny 'winter room' in the cooler months and the ideal entertaining space during the warmer seasons, this handy outdoor area has been loyally used over the decades. In addition it works as the perfect outdoor drying court during bouts of wet weather, along with providing a private entrance and veranda to one of the bedrooms. The considered floorplan has allowed for the 5 bedrooms (fifth bedroom can be used as a study or bedroom) to occupy a wing all their own, while the entrance foyer leads to an inviting living room with a highly efficient wood fire and spacious open-plan kitchen & dining. Recently upgraded, the kitchen is framed in walls of indigo blue cabinetry with brushed gold hardware, along with ample stone benchtops, an induction stove and Blanco oven. An adjoining laundry offers extra storage and access to the tranquil garden beyond where a delightful cubby house – fitted with jarrah floors and a veranda, along with opening shuttered windows – joins an original brick barbecue or fireplace, a charming vine-clad patio, mulberry tree, and a large, powered workshop with an additional storage shed. Privately tucked around from the entrance are the garden-view bedrooms and secondary bathroom, with the generous master suite at the end of the hallway. Featuring electric roller shutters to both the master bedroom and the ensuite bathroom, this private retreat can be transformed into a cool, dark sanctum during hot days, or opened-up to maximise warm northern light. The favourable westerly aspect to the rear of the property, means the secondary bedrooms and kitchen all benefit from wonderful sea breezes which cool the house instantly throughout summer. Other features include three split system air-conditioners, two ceiling fans, a new Solar Hart hot water system, secure lock-up garage for one car, plus loads of additional on-site parking for a boat, caravan or extra vehicles. Admired for its safe and friendly street dynamic, proximity to oodles of cafes, bars, grocers, bakeries & convenience stores, and walking distance to the eclectic community of South Fremantle, this is a home that has endured a lifetime of special memories, with the promise of many more to come.

- Beaconsfield Primary School at end of street
- South Terrace cafés just a 10-minute walk away
- South Beach less than a 20-minute walk away
- South Fremantle Shopping Centre - IGA, Peaches, Paper Cup café, pharmacy a short walk
- Woolworths South Fremantle, Aldi, Dan Murphy's & more, just a 3-minute drive away
- Fremantle Train Station just an 8-minute drive away
- Regular bus & CAT service via Hampton Road

Council Rates: Approx \$1,939 per annum
Water Rates: Approx \$1,426 per annum
Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.