

**9 Hawter Road, Glen Forrest, WA 6071**



**Sold House**

Wednesday, 22 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2035 m2**

**Type: House**



Cheryl New  
0439961192

## Contact agent

The bright ochres, hot summers and lavender-covered hills of Provence have inspired a home ideally suited to the climate and landscape of Glen Forrest and a modern Australian lifestyle. Hidden behind a high wall and iron gates, the thickly rendered façade, exposed stone, rough-hewn timber and curved roof tiles – an ode to the beauty of natural materials – fashion an instantly appealing and overwhelmingly welcoming first impression. Low stone walls, a wooden lintel over the front door and Mediterranean-style gardens paint a scene reminiscent of a Cezanne landscape. 4 bedrooms 2 bathrooms 1980-built stone & brick Provence-style gardens High ceilings & exp beams Traditional French kitchen Imported French hardware Window & door shutters High front fence and gates 2035 sqm terraced gardens Separate studio with attic Traces of the South of France are also seen in the soft stucco of the interior walls, the high ceilings, exposed timber beams, and terracotta floor tiles. Honest, pared back and spacious, the home exudes a timeless quality and fashions an ideal backdrop to modern family life. Extra wide double brick walls, ample glazing and shady verandahs produce interiors that are cool and awash with natural light. An indoor-outdoor lifestyle is assured, with almost every room having at least one exterior door to a verandah, patio or courtyard. French doors with espagnolette bolts, finial hinges on the kitchen cabinets and wooden shutters on the doors and windows underline the attention to detail and deep authenticity evident across the property. The front door of this memorable split-level home opens to a voluminous lounge room and dining area with a traditional kitchen adjoining. High ceilings with exposed beams and white walls contrasting with terracotta tiled floors fashion a central living zone with a sense of generosity. Reverse cycle air-conditioning, a big open fireplace and an enamel Morso wood-burning stove deliver year-round comfort. French doors to the east-facing verandah expand the space to provide easy indoor-outdoor living. The lounge, kitchen and main bedroom open to an east-facing verandah with a small outdoor cooking area, space for a table, the calming sound of a fountain and delightful views across a clay-tiled roof to a wisteria spanning a verandah below. Jarrah cabinets bring an Australian flavour to the traditional Provençal kitchen, a spacious, well-appointed workspace with room for a table, an electric wall oven and a five-burner hob surrounded by Delft-blue wall tiles. Two bedrooms sit at one end of the upstairs floorplan; the principal bedroom is light, airy and wonderfully serene, with a high ceiling, exposed beams and terracotta floors. The second upstairs bedroom will delight a young child with its alcove bed surrounded by solid walnut cabinetry. These rooms share a large family bathroom. Stairs lead down to the ground floor, where a wide central hall opens to two good-sized bedrooms, both with access to a private verandah and one with a mezzanine and access to a mosaic-paved courtyard with a central fountain. A cellar and wet bar offer a ground-floor living space with loads of character that could be adapted for multiple uses – a playroom for young children, a teen retreat, or a quiet library/sitting room. A second bathroom/laundry and a separate WC complete the ground floor layout. Provence-style gardens use volume, shape and colour to highlight the pleasures of nature as they unfold across the terraced block. A spacious studio, its design echoing that of the home, provides an excellent creative workspace. Established fruit trees, a large vegetable bed, and a chicken coop can be watered from two rainwater tanks. The bottom terrace is a shaded level area, a perfect terrain for a relaxed game of pétanque. This unique and beguiling home is offered for sale for the first time. Such is its charm that it is unlikely to be offered again for a long time. Located on a quiet, secluded street, minutes from the heart of Glen Forrest, the property is within easy reach of state and private schools, Great Eastern Highway and hours of walking and riding along the much-loved Heritage Trail. To arrange an inspection of this property, call Cheryl New on 0439 961 192.