

9 Wharfing Lane, Beaconsfield, WA 6162



House For Sale

Tuesday, 28 May 2024

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Bedrooms: 4

Bathrooms: 2

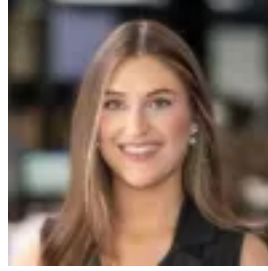
Parkings: 2

Area: 290 m²

Type: House



Richard Young
0893855559



Hannah Tallon
0893855559

Market Preview

Discreetly located down a private lane, this home boasts a rare street elevation upon a natural limestone rise with endless opportunities to upgrade or renovate into a tailor-made oasis. Raw & rustic aesthetics of corrugated steel exteriors, north-facing indoor/outdoor spaces, and verdant garden beds offer the perfect canvas to build a lifestyle in a prime location. This home has so much potential to add value and would greatly benefit from an upgrade! Very few homes are built upon such unique foundations - considered one of the highest points among the homes in this charming, family-friendly neighbourhood. An enviable northern aspect is optimised via an inviting floorplan built around a sunny courtyard and several garden beds ready for seasonal plantings. Parquetry floors, exposed beams, and connection to the outdoors furnish the open-plan living and dining which extend to a kitchen and meals area. Original timber cabinetry, a pot-belly style gas heater, four-burner gas stove, Bosch dishwasher, and natural jade-hued floor tiles complement the leafy outdoors. Nearby, one of four bedrooms, which could also double as a study, is the ideal guest retreat with access to a large bathroom/laundry and the north-facing courtyard. A timber spiral staircase leads to the remaining upper-floor bedrooms, some with built-in robes. Also fitted with a timber vanity and tub, the secondary bathroom is within easy reach of all the bedrooms. Airconditioning units are located in the master and living rooms, along with ceiling fans in two of the bedrooms. A double carport also includes a spacious storage/garden shed allows for off street parking. With its enchanting laneway location amongst just a handful of neighbouring properties, this is a true collector's gem just waiting for the right owner to transform its existing, vintage-style features into a designer project. Surrounded by community parks, cafes, grocers, bakeries, farmers markets and more, along with local primary schools all within walking distance, this easy-care home epitomizes the carefree, eco-conscious charisma of the Beaconsfield community, along with sharing one of Perth's most sought-after coastal lifestyles just minutes from the vibrant Port City.

- Sunny north-facing aspect & front courtyard
- Elevated position
- Air conditioning units in living, master bedroom & study
- Ceiling fans in master and secondary bedroom
- IXL gas heater
- Fully maintained fishpond & waterfall (with healthy Koi)
- Tranquil rear protected alfresco & tropical garden beds
- Garden shed
- Double carport
- 4-minute walk to Beaconsfield Primary School
- 10-minute walk to Peaches Fresh, South Fremantle IGA & shopping centre amenities
- 15-minute walk to Fremantle Farmers Market
- 17-minute walk to Fremantle Primary School

Council Rates: \$2,955 (approx) per annum
Water Rates: \$1,632 (approx) 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.