

# 40 Fifth Avenue, Beaconsfield, WA 6162

WHITE HOUSE  
PROPERTY PARTNERS

## House For Sale

Friday, 12 July 2024

40 Fifth Avenue, Beaconsfield, WA 6162

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 529 m2**

**Type: House**



Connie Handcock  
0893192024

## Please Call for Details

Your own slice of paradise awaits you here from behind the gates, where this character-laden – and beautifully-renovated – 5 bedroom 2 bathroom home doubles as a serene sanctuary that is designed to captivate your senses. Step into the lush embrace of meticulously-curated low-maintenance succulent gardens that surround this enchanting haven, creating an oasis of tranquillity right at your doorstep. Imagine mornings greeted by the gentle rustling of leaves and evenings spent under a canopy of stars in your private outdoor retreat, made up of a pitched entertaining patio, a lovely pond with a trickling waterfall feature and a shaded courtyard to sit and relax under – all in the comfort of your own backyard. The wildcard here though is a self-contained “granny flat” at the rear, playing host to an open-plan living and fifth-bedroom area with high ceilings, split-system air-conditioning and a built-in kitchenette – comprising of an electric cooktop, a sink and bi-fold-serve windows that open out to a delightful alcove, overlooking the yard, a 100-year-old olive tree, lime and fig trees, a dragon-fruit tree, a gorgeous cactus and stunning frangipani. The extra accommodation has its own modern ensuite bathroom with a stone vanity, shower and toilet, whilst an adjacent lock-up storeroom can be exactly that – or even a “second” laundry with a wash trough, depending on what your personal needs are. Out front, double driveway gates secure two tandem car spaces that benefit from additional gated access down the side of the property – and into the yard. Established gardens frame a fabulous verandah entry deck with its own splendid leafy aspect over the street, setting the scene for the perfection that lies within. High ceilings and solid wooden floorboards are commonplace throughout and help preserve the residence's original nostalgia of yesteryear. A huge front master is the obvious pick of the bedrooms with its open fireplace and split-system air-conditioning unit. The second bedroom (with its own split-system air-conditioner) at the front of the house is also large in size, as is the third bedroom. The fourth bedroom can easily be converted into a study if need be and sits off a spacious and central lounge room where another open fireplace and an additional split-system air-conditioner are complemented by a decorative ceiling rose. Adding further floor-plan functionality is an impressive extension in the form of the open-plan family, dining and kitchen area that seamlessly extends out to the backyard alfresco via exquisite double French doors. It too has a split-system air-conditioner, accompanied by a sparkling stone island breakfast bar, charming timber cabinetry and bench tops, a stainless-steel Euro range hood, a stainless-steel Whirlpool five-burner gas cooktop/oven and a sleek white DeLonghi dishwasher. Completing the layout is the main laundry, graced by slate flooring, a separate toilet and access into an alluring bathroom with an over-sized shower, an idyllic claw-foot bathtub, heat lamps and a powder vanity. Get those walking shoes on and stroll up to the popular Two Dogs Laughing café at the top of the street, Davis Park and the sprawling Bruce Lee Reserve around the corner, a host of bus stops, Fremantle College, The Grocer and the Chef at Beaconsfield Plaza and even the Beaconsfield Wine Bar next door to it – and only two streets away. Other nearby amenities include both the Beaconsfield and Winterfold Primary Schools, Christ the King School, community sporting facilities, medical centres, the Freo Farmers' Market (every Sunday) and glorious beaches either side of old Fremantle town – and its famous cultural precinct that is more than just trendy cafes and restaurants these days. This timeless century-old haven is a harmonious blend of elegance and nature, where every corner invites you to unwind and reconnect with the beauty of the outside world. A blissful lifestyle well and truly awaits!

**FEATURES INCLUDE:**

- 5 bedrooms, 2 bathrooms – inclusive of a 1x1 “granny flat” at the rear
- Double driveway access gates – securing two tandem car bays
- Verandah entry deck
- Freshly-painted exterior and windows
- Feature weatherboard exterior
- High ceilings
- Timber floors
- Separate lounge room
- Open-plan family/dining/kitchen area – with a dishwasher
- Spacious front master bedroom
- Versatile 4th bedroom – or study
- Main internal bathroom – off the main laundry
- Outdoor patio-entertaining area by the pond and water feature at the rear
- Second laundry – or lock-up storeroom – next to the “granny flat”
- Feature skirting boards
- Solar-power panels
- Split-system air-conditioning
- Fireplaces in the lounge room and master bedroom
- External power points
- Security doors and screens
- Large, leafy backyard oasis with succulent gardens, a shaded courtyard and more
- Various fruit trees in the back garden
- New verge and backyard lawns
- New reticulation at the front of the property
- Reticulated rear vegetable patch
- Side garden shed
- 529sqm (approx.) block
- Beaconsfield Primary School and Winterfold Primary School optional intake areas

Council Rates: \$2,750.00 per annum (approx) Water Rates: \$1,244.95 per annum (approx)