

18 Sea View St, Beaconsfield, WA, 6162



House For Sale

Monday, 28 October 2024

18 Sea View St, Beaconsfield, WA, 6162

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Rare Offering with Subdivision Potential

Genuine and motivated seller for this tightly held home with subdivision potential

Auction Details

For Sale by Auction on Saturday the 16 of November 2024 at 1.00pm

Deposit: \$50,000 to be paid at contract

Settlement: 30, 45 or 60 days from contract date, at the buyers nomination

Buyers will need to pre-register to bid at the Auction (The seller reserves the right to sell prior)

This delightful character home with a unique blend of historic charm and modern enhancements offers buyers several different opportunities for use of the home and land. Constructed C1925 with a solid foundation, the home is nestled on a premium Beaconsfield street. With a generous 730sqm parcel of land and 18m frontage there is potential to subdivide to create a rear block (STCA), renovate the current home, or add a modern extension to generate even more living space.

A delightful front verandah welcomes you to this heritage listed cottage. The wide entrance hall features original polished jarrah floorboards, soaring ceilings, and arch mouldings. Two massive bedrooms are located at the front of the home, each with ornate ceilings and a decorative fireplace in the main. Continue down the hallway to a spacious living room on your left featuring an ornate working fireplace with a stunning timber mantle. To your right, the large eat in kitchen remodelled one year ago offers plenty of overhead storage, a large Electrolux oven, stainless steel Euromaid dishwasher, range hood, and gas cooktops to make meal preparation and cleanup easy.

At the end of the hallway, the enclosed sleep out is a recent addition that houses a third bedroom, study nook (great for those who work from home) and a brand new bathroom. Here you will find an attractive timber vanity, full height tiling, and a deep soaking tub with a large window that showcases a pretty, treed outlook. Enjoy a moment of luxury while you soak away the stress of the day.

The elevated rear of the home looks over a large backyard with a 'down south' feel shaded by established trees, with beautiful loquat and fig trees dotted throughout. Enjoy this peaceful backyard as is, add a swimming pool, or use this space to extend or subdivide. Down the stairs you will find an outdoor laundry (complete with an old trough) and lavatory, plus two garden sheds. There is plenty of parking down the right side of the home for your vehicles, and you could even fit a caravan or boat or build a garage to side of this property, the choice is yours.

Don't miss your chance to own a piece of Beaconsfield's historic charm. This sought after location is close to transport, schools, shops, and the beach. A leisurely 10 minute stroll will take you to the Freo Farmer's Market with fresh produce, local artisan wares, and live entertainment. Its five minutes' drive to the eclectic South Freo café and shopping strip, and into the port city. These opportunities are seldom found, so don't wait to secure this tightly held, turn of the century character home with subdivision potential.

3 Bed 1 Bath

730sqm of land

Huge potential to renovate, extend, or subdivide

Character features: jarrah flooring, ornate fireplaces, decorative ceilings

Split system air conditioner in living room

updated kitchen and bathroom

Rheem gas HWS, near new

New plumbing in bathroom, back section, kitchen

Large, peaceful backyard

Wide side access

Two garden sheds

Parking for multiple cars, caravan etc

Council Rates: \$2,141.27 per annum (Approx.) 2023-2024

Water Rates: \$1,249.79 per annum (Approx.) 2023-2024

Finer details

Lot 22 on Plan 284

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Please call Raywhite Dethridge Groves Exclusive Selling Agents Simone Glover on 0417 977 525 or Hayden Groves on 0411 615 582 for further details or to view inside.

PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.