

# Moran Ct, Beaconsfield, WA, 6162



## Villa For Sale

Monday, 28 October 2024

Moran Ct, Beaconsfield, WA, 6162

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Gail Harvey  
0401694253

## **Creata a Mano - Please phone for details**

Perfectly positioned on the Beaconsfield Ridge and within walking/cycling distance to South Fremantle/Fremantle, this lovingly restored two-bedroom, one-bathroom villa, with private, lush, gardens will capture your heart immediately. Established gardens, with mature fruit bearing lemon, olive and grapefruit trees enhance the Mediterranean ambience and the Man Shed with B.I. shelving and bench provides ample space for creativity and bicycle/surfboard storage etc. This wonderful property, oozes abundance and welcome and is ready for you to move into and make HOME!

The open plan expanse, with soaring raked ceilings, draw your eyes upward to the unused space above, creating a visual which emphasizes roominess and substance.

You'll love living in this uncluttered space which exudes airiness, and captures cross flow ventilation sea breezes throughout the seasons.

There's an easy flow through from the living area to the grapevine covered pergola and courtyard which is perfect for relaxing and entertaining in. The courtyard entrance is inviting and secure.

At the 'heart' of the home is the functional, well-equipped kitchen with abundant bench top space, mobile bench, generous storage, upright pantry, Bosch dishwasher and Smeg oven. Get the coffee brewing and cook up a storm whilst lucky recipients sit nearby interacting and waiting for a delicious meal to be served.

Main bedroom has a walk in robe and bedroom two has a built in robe. Both bedrooms have timber venetian blinds and capture the warming winter sun.

The luxurious bathroom with colourful Italian porcelain tiles has been redesigned to include a bath with over head shower, bidet, loo and front end loader washing machine under the vanity bench. There is direct access to the outdoor drying area and side garden from here.

Surprise of all surprises is the wild card, powered Attic, built into the roof space and accessed via a drop down staircase. Let your imagination roll on how your going to utilize this space which could be absolutely anything from a home office, extra bedroom, study or simply a meditation room. Take it to the next level and incorporate skylight windows to encapsulate coastal and valley views.

Beaconsfield living offers an exceptional lifestyle where calm meets convenience. Wander to colourful cosmopolitan South Fremantle/Freo and the vibrant outdoor coastal lifestyle. Appreciate access to South Beach and sailing out of Fremantle where the location buzzes with exceptional local cafes, restaurants and essential amenities including Fremantle Train Station, Beaconsfield Primary School, South Freo shopping centre and renowned Peaches fresh fruit/vegetables and produce.

Whilst well-connected to everything you need, this charming property in an exceptionally quiet neighbourhood offers peaceful, easy living and welcome retreat.

It really doesn't get any better than this!

Please call Gail Harvey on 0401 694 253 to make an appointment to view.

### Features:

Gas hot water system

Bosch dishwasher/smeg oven and double ceramic sink

Reverse cycle Mitsubishi 3kg air conditioning

Gas point

Bathroom with bath, bidet/ loo.

B.I. washing machine

Main bedroom with W.I.R.

Bedroom two with B.I.R.

Two linen presses

Colourful Italian Tiles.

Spacious powered Attic - with drop down staircase - could be another bedroom, study, storage etc.

Large storage shed, with shelving and space for bicycles, surfboards, kayaks.

Fruit bearing established, lemon, olive and lime trees and Moscato grapevine.

#### Internal Modifications:

2 Walls removed - entrance and kitchen.

Wall between laundry and bathroom removed becoming large bathroom including laundry, toilet and bidet

Wardrobe extended from former toilet

2 doors to the former corridor closed

Bathroom door changed

Bathroom and entire water system renovated

New electrical system with installation of light points through out.

Fire alarm changed

Stairs installed to provide access to attic roof space, lights installed

Completely renovated kitchen with new appliances

Wood laminate floor throughout the house

House painted throughout

#### Outdoor Modifications:

Extended veranda and new flooring

New space created for trees and plants

External lights installed

Constructed timber storage/shed.

Council Rates: \$2,166.76 per annum (Approx.) 2024-2025

Water Rates: \$1,632.00 per annum (Approx.) 2023-2024

Strata Rates: \$408.00 per quarter (Approx.) 2024

#### Finer Details:

Lot 13 Strata Plan 021805 Vol/Fol: 1914/862

Please call Exclusive Selling Agent Gail Harvey from Ray White Dethridge Groves on 0401 694 253 for details or to view.

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.