

Sold



10 Evans Place, Padbury



## Perfection for The Savvy Investor

Perched on an elevated 617m<sup>2</sup> block towards the rear of a leafy cul-de-sac, this four bedroom, two bathroom rental is situated close to public transport, shopping and a variety of leisure options.

The perfect property for those with busy lives and are always on the go but value seclusion from the hustle and bustle. Evans Place is situated less than 100m from arterial roadways reducing travel to nearby Westfields Whitford City, Whitford train station, Craigie Leisure Centre and the Mitchell Freeway to just a few moments.

Inside, the home radiates out from a central living room and open kitchen leading back towards 3 bedrooms and a bathroom featuring the comforts of a spa bath. The laundry leads around to a handy side access to the garden, while a separate entertainment area plus study nook leads back toward the master bedroom complete with its own ensuite.

Multi-purpose spaces mean living life your way.

The convenience of a freestanding double garage provides the option of additional storage or workspace while a large games room offers yet more versatility to the home. Access from the loungeroom leads to an undercover outdoor, brick-paved entertainment area and will prove popular for get-togethers around the BBQ.

Split system air-conditioning coupled with ceiling fans allow you to choose how you make this comfortable dwelling even more so. Plentiful storage makes life easy with built-in wardrobes in the bedrooms, floor to ceiling,

4 2 2 2 617 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16483
<b>Land Area</b>	617 m <sup>2</sup>

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Coastal  
3 Hasler Road Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

shelved cupboard space, pantry and more. Great for large families and/or friends.

The front and back gardens feature hardy, native plants and trees in keeping with the rest of the street and the offset frontage provides more privacy by limiting exposure to the street.

A great rental in a quiet street, close to everything you'll need. Perfect.

- Large double garage
- Split system air-conditioning and ceiling fans
- Games room
- Low maintenance garden
- Ample storage space
- Close to public transport
- Easy access to arteri

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*