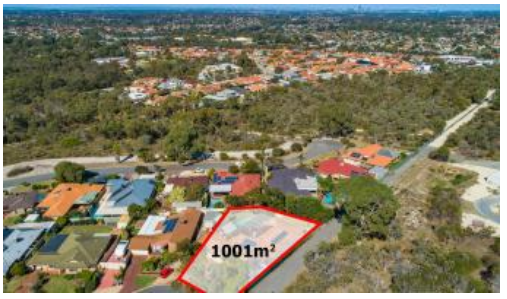


17 Callion Rise, Padbury







Your Escape To Serenity!

4 2 4 1,001m2

A massive 1,001sqm (approx.) block nestled atop an elevated cul-de-sac in the sought-after “Pinnaroo Valley” pocket of Padbury is the fitting setting for this established 4 bedroom 2 bathroom family home that backs on to a lush permanent reserve behind Callion Park and plays host to everything you could ever want or need.

Beyond a double-door portico entrance lies a study and large master-bedroom suite, as well as a carpeted formal dining room that overlooks the sunken lounge down below – the latter also reserved for those special occasions. Soaring high raked ceilings grace a central open-plan family, meals and kitchen area where most of your casual time will be spent before seamlessly spilling outdoors to a huge pitched entertaining patio at the rear, right beside a sparkling solar-heated below-ground swimming pool and the gas-heated spa next to it.

Essentially tripling the amount of personal living options on offer is a massive games room at the back of the house – complete with a built-in bar, a gas bayonet for heating and direct access to the poolside patio to take full advantage of the chirping local birdlife and the overall size of the yard. The minor sleeping quarters play host to the remaining three bedrooms, as well as a main family bathroom with a separate shower and bathtub.

Price	SOLD
Property Type	Residential
Property ID	16943
Land Area	1,001 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

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XCEED REAL ESTATE

Accessible via both the double lock-up garage and backyard is a large home office-come-studio that also makes for the ideal “teenager’s retreat” with carpet, a desk, ample storage options, air-conditioning, its own alarm system and more. As for parking, the front yard affords access into a separate remote-controlled lock-up carport area allowing for two extra cars to be stored in tandem under cover – that’s four vehicles in total, not including the additional space out on the driveway.

Despite its secluded location, this wonderful property is situated only walking distance away from the three local schools in Padbury Catholic, South Padbury and Padbury Primary Schools, as well as Padbury Shopping Centre, a plethora of sprawling nearby parklands, bus stops and Greenwood Train Station off the freeway. Throw in a very close proximity to Duncraig Senior High School, sporting facilities, Hillarys Boat Harbour, pristine northern beaches, St Mark’s Anglican Community School and shopping, food and entertainment at the new-look Westfield Whitford City and you have yourself a place worth living for many years to come!

Other features include, but are not limited to:

- Low-maintenance flooring to the front study and master suite, as well as the second bedroom and main central living space
- Carpet to the sunken formal lounge room off the entry, as well as a gas bayonet for heating and a lovely leafy window outlook to enjoy
- Split-system air-conditioning and gas-bayonet heating to the family/meals area
- Functional kitchen with pool and spa views, quality tap fittings, charming timber cabinetry, extra sink fittings, a dishwasher, range hood and integrated electric Westinghouse cooktop, microwave and oven appliances
- Separate walk-in wardrobe to the master ensemble, alongside a powder vanity, a generous shower and toilet within the private ensuite bathroom and access out to the patio and spa
- Mirrored built-in robes to the 2nd bedroom
- Carpeted 3rd/4th bedrooms with mirrored BIR’s and pleasant backyard views to wake up to
- Tiled laundry with a separate toilet and heaps of storage
- Single and double hallway storage cupboards for linen and more
- Rear access from the double garage
- Outdoor gas connection to patio – ideal for barbecues
- Solar-power panels
- Reverse-cycle cassette air-conditioning off entry
- Security-alarm system
- Gas hot-water system
- Security doors
- Foxtel connectivity
- Fully reticulated
- Backyard garden shed
- Solid brick-and-tile construction – built by its original and current owners

- R20 zoning – future development/duplex/subdivision potential due to a huge block size (subject to council approval)

This home is for sale by Openn Negotiation, with the final bidding stage to be held on 28th May at 6pm (owner reserves the right to sell prior).

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.