

Sold



9 Nevoria Place, Padbury



## PADBURY FAMILY RETREAT!

More than just a home, this three-bedroom, one-bathroom residence with a huge separate living area, expansive patio, lawn and gardens, is the perfect lifestyle choice for the growing family or investor seeking an exceptional opportunity in family-friendly Padbury.

Boasting the perfect blend of modern comforts, and generous-sized spaces for laid-back living, this home couldn't be better positioned for families seeking proximity to great schools, parks, shopping centres, public transport and the coast with local Gibson Park just a short stroll away.

Reap the benefits of recent renovations, including new flooring, kitchen, bathroom and laundry, with quality, stylish fittings and you have yourself a fantastic, move-in-ready home that is yours to enjoy.

With a large separate living room at the front of the home, the heart of the home is the open plan kitchen, dining and living areas, a fabulous central area for the family to come together and relax. Light and bright with gorgeous Marri benchtops, the spacious kitchen overlooks the garden while the living area opens to what can only be described as the ultimate entertainer's space to shine.

Covering a huge area, the pergola wraps around the whole back and side of home, extending outdoor dining beyond the summer months, providing an

3 1 697 m2

**Price** SOLD for \$880,000  
**Property Type** Residential  
**Property ID** 30083  
**Land Area** 697 m2

### Agent Details

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### Office Details

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excellent alfresco area for hosting family dinners, BBQ's and parties, a fantastic haven for the kids or simply a place to unwind and relax. Further to the rear of the property are the lush gardens and lawn, accommodating family pets or providing the ideal spot for a trampoline or outdoor furniture to perch under the shade of lofty, mature trees.

With an abundance of parks, shops, and primary schools within easy striking distance, and falling under the catchment zone of Duncraig Senior High, this home couldn't be better positioned for families seeking convenience and room to move in a fantastic area. Combined with easy access to public transport, the freeway and Marmion Ave, with Sorrento and Hillary's Boat Harbour café and dining options nearby, this home offers the pinnacle of contemporary, suburban living just moments from the coast.

For expressions of interest, please get in touch with  
Jonathan.d@xceedre.com.au 0438 909 480.

Features include:

- Three bedrooms, all carpeted with built in robes, ceiling fans
- Huge main bedroom features ensuite and split system air-conditioning
- Open plan kitchen/dining/living area
- Renovated, well-appointed kitchen with new Bosch dishwasher, appliances, double sink, overhead cupboards
- Separate and spacious living area a front of home
- Renovated bathroom featuring a glass shower screen, bath
- Separate, renovated laundry with ample storage
- Generous, paved outdoor area with pitched pergola with colour bond fencing all around
- Undercover paved area wraps around both side and back of home
- Relatively new Solar system 5.46KW
- Ceiling fans and downlights
- New flooring throughout
- Relatively new two Daikin split system in both living areas
- Split system air-conditioning in main bedroom
- New gas connection with new gas hot water system
- Gas bayonet in lounge and outside for a connection to your barbecue
- 3 phase power to the house
- Relatively new reticulation
- Powered workshop
- Access to the exterior through carport

Location (approx. distances):

- Gibson Park 280m
- Padbury Shopping Centre 1.4km
- Craigie Leisure Centre 2.3km
- Padbury Primary School 2.7km
- Bambara Primary School 2.9km
- Sacred Heart College 4.4km
- Hillary's Boat Harbour 4.8km
- Whitfords Shopping Centre 5.1km
- Whitfords Nodes Park 5.5km

*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.*