

Sold



37 Walter Padbury Bvd, Padbury



## Under Offer, Above Advertised Price in 7 days - A spacious family retreat

With the coast only moments away, just imagine the lifestyle you could lead in this four-bedroom, two-bathroom home. Set on a generous 600sqm block, this much-loved property offers loads of space for families of all sizes and generations.

Featuring open-plan living and dining, a formal lounge and dining room, and a games room, the flexible floor plan allows for this home to accommodate your needs, whether you're a large family or love entertaining. An office with built-in cabinetry is ideal for those working from home and needing a dedicated workspace.

With the primary bedroom at the front of the home and the remaining bedrooms at the rear, parents will appreciate the separation while unwinding at the end of the day.

Tucked away on the street named after the notable Western Australian settler Walter Padbury, this property is located in the dynamic City of Joondalup. You will benefit from many nearby amenities such as Padbury Shopping Centre and Westfield Whitford City a short drive away. You have many parks to choose from, including kilometres of trails in the Lilburne Reserve and Hepburn Heights Conservation Area around the corner.

Families have the option of several nearby schools, including Padbury

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**Price** SOLD for \$1,262,500

**Property Type** Residential

**Property ID** 31659

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

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REAL ESTATE

Catholic Primary School, Padbury Primary School, Duncraig Senior High School and St Stephen's School Duncraig.

You have easy access to main arterial roads such as Marmion Avenue, Hepburn Avenue and the Mitchell Freeway, as well as bus routes within walking distance and the Greenwood Train Station moments away.

When you're not relaxing in your spacious home, you'll be relishing in WA's epic sunsets, especially at Sorrento Beach and Hillarys Boat Harbour, where you'll find dozens of cafes, shops, water sports and the Aquarium of WA.

With its neutral décor and recent paint job, this home is move-in ready, so please don't hesitate to contact Rick Milankov at 0402 676 050 or [rick@xceedre.com.au](mailto:rick@xceedre.com.au) to arrange a viewing today.

Property features:

- Four bedrooms (with built-in robes), two bathrooms
- Open-plan kitchen, dining and family room
- Separate games rooms
- Formal lounge and dining
- Office with built-in cabinetry
- Separate laundry with external access
- Family bathroom with a bathtub
- Ducted and reverse cycle split system air-conditioning, and ceiling fans
- Recently painted
- Neutral décor
- Move-in ready
- Alarm system with security cameras and new roller blinds
- Double car garage and a garden shed
- 1995 brick and tile construction
- 600sqm block

Location highlights:

- 100m to Hepburn Heights Conservation Area
- 450m to Lilburne Reserve
- 1km to Padbury Catholic Primary School
- 1.1km to Duncraig Senior High School
- 1.4km to Greenwood Train Station
- 1.5km to St Stephen's School Duncraig
- 1.6km to Padbury Shopping Centre
- 2.8km to Padbury Primary School
- 4.3km to Hillarys Boat Harbour
- 4.6km to Sorrento Beach
- 4.9km to Westfield Whitford City

*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.*