

Sold



32 Walter Padbury Boulevard, Padbury



## SO MUCH SPACE AND SO MANY EXTRAS

Nestled behind a private front boundary screen wall you'll find this big, beautiful open plan family home.

A wide entry opens to a spacious living room and adjacent study.

There's 3 double bedrooms including a huge main, accompanied by a large walk in robe and a massive ensuite with floor to ceiling wall tiling, a big hobless shower, twin vanities and built in linen cupboard. The main bedroom also enjoys a relaxing and private front garden view with magnificent Frangipani's.

The kitchen overlooks dining and family rooms plus the great outdoors with 2 big high pitched all weather patios overlooking the solar heated pool.

There's a separate games or alternatively a huge 4<sup>th</sup> bedroom plus handy shopper access to the entry foyer off the double remote garage.

Other features include:

- Separate free standing barbecue/bar area
- Another private all weather patio off the front living room
- Double robes to bedrooms 2 and 3
- AEG dishwasher to kitchen
- Adjustable Nu Style shutters to the main outdoor patio
- Insulated with Brett Heady sealed pillow batts
- Auto reticulation to lawns and gardens

🛏 3 🚿 2 🚗 2 📏 543 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15591
<b>Land Area</b>	543 m2

### Agent Details

Jonathan Marlow - 08 9402 2299  
Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- 3 More linen cupboards to the hallway
- ½ Height wall tiling to the main family bathroom
- Security doors and windows plus security alarm system
- Gas storage hot water service
- 2 Air conditioners (1 reverse cycle and 1 cooling only)
- 2 Gas heating bayonets
- Solar panels for energy efficiency

This home has fully tiled floors to all rooms with the exception of the 2 rear bedrooms and also features extra wide doors and hallways making it ideal for someone with special needs.

Situated on a 543sqm block high on the hill with city views and wonderful sea breezes, this superbly appointed family home ticks all the “ I want” boxes.

*To inspect please phone Steve Harber on 0407 246 733*

*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.*