

Sold



7 Lawson Way, Padbury



## Development Potential and Options PLUS and in this Solid Family Home

This 1970s character home on a spacious and elevated 796sqm block presents a range of exciting options for astute buyers!

- A 'fixer-upper' for buyers with vision and know-how,
- A blank canvas for your dream home,
- A solid investment in a steady-growth location, or
- A potential triplex development for short-term profit

The property features four bedrooms, one bathroom and two separate living areas. Families who love space have plenty of room to extend up and/or outwards while retaining a large backyard with room for a trampoline and swimming pool. What goes around comes around, and the raked roofline will certainly not look out of place in a reimagined, contemporary version of this home.

Breathe new life into this sturdy property with an updated kitchen, bathroom and laundry, fresh flooring, window treatments and landscaping. Alternatively, add some simple aesthetic improvements and enjoy stable rental income from a savvy investment in this popular and family-friendly suburb.

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**Price** SOLD for \$590,000

**Property Type** Residential

**Property ID** 27885

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

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

**XCEED**   
REAL ESTATE

You'll love living close to Whitfords Station, sporting and leisure amenities, Westfield Whitfords City and a selection of excellent public and private schools - all under 4km from the coast!

Contact Jonathan Durrant from Xceed Real Estate to register your interest today, on 0438 909 480.

Features:

- Solid four bed, 1 bath family home
- 796sqm elevated block
- Quiet cul-de-sac location
- Triplex development potential
- Renovate and extend on full block
- Potential views from a second storey
- Sound investment near great schools & amenities
- Close to Whitfords Station & Westfield Whitfords City

Location (approx.distances):

- 3.8km to the coast
- 180m to Wentworth Park
- 1.5km to Whitfords Station
- 2km to Padbury Shopping Village
- 3km to Westfield Whitfords City
- 950m to Craigie Leisure Centre
- 1.2km to Bambara Primary School
- 3.6km to St Mark's Anglican School
- 3.3km to Belridge Secondary College

*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.*