

# 11 Rowlands Court, Padbury, WA 6025

## Sold House

Wednesday, 23 August 2023

11 Rowlands Court, Padbury, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

**\$860,000**

There's no doubt you'll live the best of both worlds when it comes to comfortable living and convenient location in this gorgeous 4 bedroom, 2 bathroom Padbury gem. Perfectly situated on a 701sqm (approx.) block, in the middle of a peaceful cul-de-sac, this home offers an amazing opportunity for those looking to move into this family-oriented suburb. With character and practicality throughout, 11 Rowlands Court will not be available for long! This wonderful home with attractive street appeal will keep the whole family feeling relaxed and content. With beautiful gardens leading up to the sheltered front door, enjoy the space provided by the broad driveway which facilitates parking for a couple of cars. Feel instantly welcomed into the home with the natural light infiltrating the lounge room windows, which fill the entire space and highlight the flowing floor plan. This comfortable build with ducted air conditioning throughout hosts tile, laminate and carpet floorings, all of which provide a different level of comfort to each part of the house. The functional U-shaped kitchen is well equipped with a double sink, plenty of bench space, gas stove top, gas oven and grill alcoves for both the fridge and microwave as well as a spacious pantry. The bedrooms of the home are separated from the main living hub, through a carpeted hallway which creates an atmosphere of both comfort and privacy. Retreat to the master bedroom, which has been designed both simply and beautifully to facilitate all aspects of relaxation and living. Boasting carpet, a walk-in, wrap-around wardrobe, built-in storage, ceiling fan, split-system air conditioner as well as an added ensuite with a shower and toilet. The accompanying three bedrooms have easy access to the family bathroom and separate toilet and are all similar in their spacious size, carpet, and large windows which allow for plenty of light to fill the airy spaces. Suitable for any family member or guest, the bedrooms of this home will ensure everyone feels at peace. Step outside to find an incredible entertainment area and enjoy the wrap around garden with an undercover alfresco which is perfect for the BBQ and outdoor table. The grassed area out the back is perfect for both the kids and pets to roam freely. Enjoy a refreshing swim in the in-ground fiberglass pool on those hot summer days! Take full advantage of the location, being close to schools within the area such as Padbury Primary School and Bambara Primary School, the playing fields of Macdonald Park and Forrest Park, as well as easy access to countless amenities, close proximity to a bus route to the train line, Whitfords Shopping Centre, and a short drive to Whitfords Beach. 11 Rowlands Court, Padbury is waiting for you to call it home now!

Features include but are not limited to:-  
- 4 bedrooms, 2 bathrooms  
- 701sqm (approx.)  
- 1974 build (approx.)  
- Freshly painted inside and out  
- Single undercover carport  
- In-ground fibreglass pool  
- Paved, undercover entertainment alfresco  
- Beautiful, reticulated gardens  
- Evaporative air conditioning  
- Entrance hallway  
- Front lounge room with gas heater  
- Added space leading outside just off the kitchen and entrance hallway which can be used as a second lounge/family area/study  
- New laminate flooring in lounge room  
- Laundry with outdoor access, double deep sink and space for a washing machine and dryer  
- Kitchen is well equipped with gas stove, gas oven and grill, space for fridge and microwave, double sink, plenty of bench space and a spacious pantry  
- All bedrooms are of similar size, carpeted with floor to ceiling windows  
- The master bedroom of the home boasts a ceiling fan, carpet, wrap-around built-in wardrobe, split-system air conditioner and ensuite with a toilet and shower  
- Reticulated gardens  
- Solar hot water system  
- 9 solar panels  
- Located in Padbury close to Primary schools, shopping centres, parks, public transport and other amenities

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matters.