

# 23 Cunningham Place, Padbury, WA 6025

THE AGENCY

## House For Sale

Thursday, 9 May 2024

23 Cunningham Place, Padbury, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



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## UNDER OFFER

Located in a quiet South Padbury cul de sac, opposite the evergreen and dog friendly Cunningham Park, this stylishly renovated 3 bedroom home has got the lot. Situated on a large 700sqm (approx.) block, this stunning home boasts 2 separate living areas, a large renovated open plan kitchen, renovated bathroom and laundry, modern décor, awesome timber decked alfresco, sparkling below ground pool, grassed areas for the kids and pets to play and immaculately presented landscaped gardens. This family friendly location is within easy walking distance to South Padbury and Padbury Primary Schools, MacDonald Park, Padbury Village Shopping Centre and only a short bike ride to Duncraig Senior High School. When you need to use the car, Greenwood train station, Mitchell Freeway, Westfield Whitford City Shopping Centre and the beach are only minutes away. Additional features of the property include:

- 3 bedrooms
- Master bedroom has a 'his and hers' walk in robe, semi ensuite and an outlook to the pool and backyard
- Bedrooms 2 and 3 both have double door built in robes and are away from the Master Bedroom
- Large family bathroom with floor to ceiling tiles, a freestanding bath and a separate shower
- Separate WC
- Home Theatre room (with built in study)
- Huge family room that opens out to the outdoor entertaining area via bifold doors
- Separate dining area that leads to the outdoor entertaining area
- Large open plan kitchen with stone benchtops, a 5 burner gas cooktop, dishwasher, appliance cupboard, fridge and microwave recesses, pantry and a breakfast bar – all with an outlook to the outdoor entertaining area and pool
- Renovated laundry with direct access to the backyard
- Plenty of storage throughout
- Ducted reverse cycle air conditioning
- Gas bayonet
- Alarm system
- Security cameras
- Custom 11.22kW LG Solar System with a 13.5kWh Tesla Power Wall
- 3 phase power
- Gas storage hot water system
- Security screens and doors
- Awesome 'all seasons' timber decked outdoor entertaining area with a timber lined roof and overlooking the sparkling below ground pool area
- Solar heated pool with a recessed pool blanket
- Grassed area for the kids and pets to play
- Cubby house and sand pit
- Bore reticulated, landscaped gardens with a water feature
- Triple garage with an awesome built in workshop and storage area, plus a rear roller door for drive through access as well as a shoppers entrance
- Loft storage area with fold down stairs
- Large driveway for additional off-street parking

For further information please call Jarrod O'Neil on 0411 103 617. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.