

# 23 Walter Padbury Boulevard, Padbury, WA 6025



## House For Sale

Wednesday, 3 April 2024

23 Walter Padbury Boulevard, Padbury, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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Lee Merenda  
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## UNDER OFFER

PRESENTING ALL OFFERS - HIGH \$800,000's to MID \$900,000's (PRICE GUIDE ONLY) Located in Hepburn Heights Estate Padbury this spacious family home has all the credentials for ease of living. Nestled close to Shopping Centres, local schools, Beach, an array of parks & reserves as well as excellent public transport links and freeway access. Residents of this property will enjoy a quality lifestyle in a fantastic location! Other features of this home include;- Impressive family home on 600m<sup>2</sup> of green titled land with a spacious & well-designed home totalling 231m<sup>2</sup> (approximate total area), original plans available upon request. Spacious open plan kitchen, dining and living areas featuring split system reverse cycle A/C. - Large kitchen featuring spacious benchtops, water filter tap, electric wall oven, Westinghouse 4 burner gas cook top, rangehood, microwave recess & LG dishwasher as well as more than ample cupboard space.- Rear outdoor entertaining area located off the living area featuring JBL Speakers, simply perfect for entertaining.- Additional 6m x 4.5m work shed to the rear of the block. - Lawn to the backyard with landscaped & reticulated gardens. - Additional separate lounge room & dining room to the front of the home- Master bedroom featuring extra high ceilings located to the front of the home with an added bonus of his & hers separate walk in robes and ensuite bathroom with vanity, shower and W/C. - Good sized 2nd, 3rd & 4th bedrooms featuring built in robes.- Main bathroom featuring shower, separate bath & basin- Fully ducted Cool Breeze Evaporative Cooling throughout the home. - Full size laundry with direct access to side drying courtyard.- Separate W/C- Additional built in linen off laundry area- Storage & Solar Hot Water Systems - Security Alarm system- Security Screens throughout the property - Double remote-control garage- Landscaped and reticulated easy care gardens. - Council Rates: \$2,176.82 p.a. (City of Joondalup)- Water Rates: \$ 1,355.59 p.a.(n.b. all dimensions are approximates)Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.