

**25 Sweeney Way, Padbury, WA 6025**



**Sold House**

Wednesday, 20 December 2023

25 Sweeney Way, Padbury, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Brett White

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**\$760,000**

Nestled on a generous 708sqm parcel of land in the heart of the coveted suburb of Padbury, this property is a canvas awaiting your vision. Boasting a current zoning of R20/40, with an impressive 21.7m approx. wide frontage, this is more than just a home – it's an investment opportunity with boundless possibilities.

**Key Features:**

- Development Potential:** The astute buyer will be delighted to discover the potential to split the land into a triplex site or two blocks, subject to standard statutory requirements for sub-dividing. Imagine the rewards that await with this strategic move.
- Ocean Glimpses:** The rear yard currently offers tantalising ocean glimpses from ground level and, with development, the first-storey views promise to unveil a panoramic coastal spectacle, adding significant value to your investment.
- Solid Family Home:** If immediate development isn't on your agenda, fear not. The existing 4-bedroom, 2-bathroom family home, built in 1981, stands as a testament to solidity and offers a comfortable living space. A touch of TLC can transform this into a cosy haven for your family.
- Prime Location:** Situated in one of Padbury's best pockets, this property is surrounded by a wave of new builds and major renovations, attesting to the area's appeal and potential. The suburb continues to deliver good value for its location and the abundance of local amenities.

**Property Snapshot:**

- Block Size: 708sqm
- Year Built: 1981
- No Lease: Subject to vacant possession

**Notable Features:**

- Four Bedrooms
- Two Bathrooms
- Front Lounge (or home office, or potential 5th bedroom)
- Open Plan Lounge/Dining/Kitchen
- Laundry: Accessed at the rear of the kitchen, external door leading to the flat patio
- Single Enclosed Garage
- Dual Driveways and Rear Yard Access

**Proximity to Key Destinations:**

- Westfield Whitford City Shopping Centre: 500m
- Bambara Primary School: 800m
- Craigie Leisure Centre: 2.5km
- Whitford Train Station: 3.3km
- Whitford Beach: Less than 4km
- Perth CBD: 24km
- Perth Domestic Airport: Less than 30km

**Why Padbury?** A community that embraces growth and development, Padbury offers a lifestyle that strikes the perfect balance between convenience and tranquility. With proximity to shopping, schools, recreational facilities, and the scenic Whitfords Beach, this suburb has become a hotspot for savvy investors and families seeking value and potential.

**Your Next Step:** This property is your ticket to a future of endless possibilities. Whether you choose to unlock its development potential or make it your family's cherished home, the choice is yours. Act now and call Brett at 0400 952 788 to discuss viewing times and any additional details you may require prior to inspection. Seize this opportunity and embark on a journey of transformation and prosperity in Padbury!

**Note -** The property will be sold on an 'as is' basis. All measurements/dimensions and distances shown are approximates. Buyers should conduct their own due diligence in terms of any potential for subdivision. Every attempt has been made to provide accurate information, however buyers are advised not to rely solely on the information provided herein by the selling agent.