

**36 MacArthur Avenue, Padbury, WA 6025**



**House For Sale**

Tuesday, 30 January 2024

36 MacArthur Avenue, Padbury, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 684 m2**

**Type: House**



Jonathan Durrant

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**From \$749,000**

Welcome to 36 Macarthur Ave, Padbury, a fabulous, freshly renovated four-bedroom, two-bathroom home with a welcoming street front offering ample parking, a huge outdoor pergola and generous interior spaces. This is the perfect abode for a young family seeking a wonderful, safe area close to quality schools, sporting facilities, shopping, leafy parks, a short drive to the beach, with easy freeway access. Step inside, and you'll be impressed with the warmth of brand-new timber-look flooring with plenty of street-facing windows providing a lovely, natural light. Sliding doors open to the exterior of the home, and a bright kitchen enjoys a skylight above with plenty of cupboards and a pantry for storage while overlooking the main living area. This is a generous area that would easily accommodate large, comfortable lounge-room furniture, a pool table and a dining table as a central space for all the family to come together and enjoy. Comfort is assured with all four bedrooms featuring carpet, blinds and new ceiling fans, but it's the outdoor area that will impress those looking for that extra room to move. With a huge outdoor L-shaped paved area, entertaining friends is a breeze, or simply relish in this generous space with the family and alfresco dining. With ample room for outdoor furniture, this is the perfect spot for BBQs and parties or even a dedicated play area for the kids. Being undercover, this zone can be utilised for much of the year. Flanked by greenery and expansive lawn on the upper level, the kids and pets will thrive with so much room to play within the confines of their own, secure back yard. This really is a terrific home for the growing family. Take advantage of the area's numerous primary schools and, being in the catchment zone for nearby Duncraig Senior High, education needs are easily met. With an abundance of leafy parks and playgrounds nearby, Craigie Leisure Centre on your doorstep, Westfield Whitfords Shopping Centre, and only a short drive to the beach and Hillary's Boat Harbour, any growing family will want for absolutely nothing here in family-friendly Padbury. A fabulous opportunity not to be missed. For expressions of interest, please contact Jonathan Durrant 0438 909 480 or [jonathan.d@xceedre.com.au](mailto:jonathan.d@xceedre.com.au)

Features include: Four bedrooms with carpet, blinds and ceiling fans Main bedroom features mirrored robes and ensuite Separate bathroom New wood look flooring throughout the main part of the house New carpet in all bedrooms New window treatments in the whole house Freshly painted throughout. New ceiling fans in all bedrooms Air-conditioning in the main living room Large paved outdoor area with undercover pergola/patio Powered workshop at the rear of the property Plenty of parking at the front Downlights and ceiling fans Light and bright Fully fenced exterior with lawn Garden shed Double garage Security Screens Location (approx. distances): Craigie Leisure Centre 1.1km Craigie Open Space 1.2km Bambara Primary School 1.7km Whitfords Train Station 2.0 km Padbury Primary School 2.0km Padbury Shopping Centre 2.5km Craigie Heights Primary School 2.5km Mawson Park 3.1km St Mark's School 3.6km Duncraig Senior High School. 3.9km Whitfords Beach 5.5km