

**37 Simpson Drive, Padbury, WA 6025**

**House For Sale**

Saturday, 9 December 2023

37 Simpson Drive, Padbury, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 700 m2**

**Type: House**



Tyson Barry  
0412350096

## **EDS: Buyers in the \$700k's**

**END DATE SALE: OFFERS IN THE \$700K's ALL OFFERS PRESENTED BY 5PM TUES 19TH DECEMBER- UNLESS SOLD PRIOR\*\***Sellers reserve the right to accept an offer prior to end date>Welcome to 37 Simpson Drive, Padbury! This charming 3-bedroom, 1-bathroom house is now available for sale, offering a comfortable and convenient living experience. As you step inside, you'll be greeted by a warm and inviting atmosphere. The spacious living area provides ample room for relaxation and entertainment, while the well-appointed, spacious kitchen is perfect for culinary enthusiasts. The three bedrooms are generously sized, offering plenty of space for a growing family or accommodating guests. The bathroom is modern and sleek, featuring all the necessary amenities for your convenience. Out the back you will be greeted by a very inviting, generously sized swimming pool - perfect to keep you cool in the incoming hotter months. Not to be forgotten this property also boasts an ample sized garage space, providing secure parking for your vehicle and additional storage options. Finally with the property sitting on 700sqm corner block, the land is also sub dividable subject to council approval. Located in the desirable suburb of Padbury, this property offers easy access to local amenities, schools, and parks. With a price guide in the \$700k's, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss out on the chance to make this house your home. Contact us today to arrange a private viewing and discover the endless possibilities that await you at 37 Simpson Drive, Padbury.For more information please contact Tyson Barry on 0412350096 or tysonb@daveyrealstate.com.auDisclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.