

**40 Walter Padbury Boulevard, Padbury, WA 6025**



**Sold House**

Friday, 8 March 2024

40 Walter Padbury Boulevard, Padbury, WA 6025

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Glenn Williams  
0417989045

## Contact agent

Price Guide – Offers From the Mid \$800,000's This beautiful family home in the exclusive Hepburn Heights enclave is indeed a rare opportunity as only a handful of properties come available each year, a testament to the quality of the area, the surrounds and the families that call this great spot home. An opportunity to transform a big coastal home for yourself is right here and the limits are endless, you can create yourself a lovely family home and a great deal of wealth and equity along with it! Padbury is such high demand at the moment and for good reason, with large family facilities everywhere you look, quick access to a plethora of amazing schools, medical facilities, shopping precincts and our stunning coastline. From the moment you step foot onto this property, you are instantly in awe of the size and the possibility here. Generous formal lounge and adjoining formal dining, adjoining study area and the master suite is also at the front of the home and comes complete with walk in robe & large ensuite. The enormous open plan living room is central to the home and encompasses the kitchen area, with some updating, this area would be the perfect heart of the home, leading to an indoor / outdoor space overlooking the outdoor alfresco. With lovely flooring, high pitched flooring and a large games room / second dining, this area is primed for family entertainment in absolute style! The central kitchen is good sized with large bench space, double sink, built in pantry, large windows looking to the rear yard and shoppers entrance from the garage via the patio area. The secondary bedrooms are at the rear of the home, they are of good size and all come with carpeted flooring and with built in robes and ducted air conditioning. The home could be easily split for multi generation family living or to give the teenagers some added space and privacy of their own. Outdoors you will find a generous backyard that is fully retained and bordered by gardens. The well established gardens are well taken care of by the automatic bore reticulation, the crystal clean waters help keep the fruit trees such as Mandarin, Quince, Almond, Pomegranate, Lemon, Lime, Apricot, Bananas & Dragonfruit. Situated in a family orientated pocket of Padbury ( Hepburn Heights ), close to Hepburn Heights Shopping Centre and only minutes walk to Pinnaroo & Hepburn Heights National Park and it's mass of walking trails and Kangaroos (amongst other wildlife). St Stephen's School is on the other side of Hepburn Avenue, Duncraig Senior High is minutes away as is Westfield Whitfords City and Sacred Heart College. This location is the ultimate and certainly will not disappoint! If you are at a stage in life where you want to improve your lifestyle, and actually get to enjoy it, spend some serious time at the beach and not add hours of endless maintenance to your 'play time', then a viewing of this magnificent property is a must.... Set yourself up with an amazing home for life! Call Glenn on 0417 989 045 Features include, but are not limited to;- 4 x Large Bedrooms- 2 x Bathrooms- Full Study / Nursery- 2 Car Garage- Side Access Parking for Caravan / Boat- Huge Open Plan Family Living- Large Games- Large Paved Alfresco Entertaining- Solar Hot Water- Ducted Air Conditioning- Ducted Vacuum - 2 x Reverse Cycle Air Conditioners- Roller Shutters on Most Windows- Low Maintenance Gardens – Bore Reticulation Building and Land Details;- Double Brick- Tile Roof- 504m<sup>2</sup> Block- 187m<sup>2</sup> Living- 17.3m Frontage Disclaimer: Whilst every care has been taken in the preparation of this advertisement, Prestige Property Perth cannot guarantee its complete and utter accuracy. The information is provided for general information purposes only. As a result, no warranty or representation is made as to its accuracy, and all interested parties should not place full reliance upon it, and should therefore make their own independent enquiries.