

# 6/33 Paddington Court, Bibra Lake, WA 6163



## Sold Villa

Wednesday, 20 March 2024

6/33 Paddington Court, Bibra Lake, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 89 m2**

**Type: Villa**



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**\$527,500**

Free Standing Villa in Gated Leafy Complex Welcome to this Charming Villa in a Cul-de-sac, it offers a perfect combination of security and low maintenance care-free living. In a convenient location, minutes from Fremantle and with easy access to Train station, Murdoch University, Fiona Stanley Hospital, Murdoch Hospital, South Street and Freeways. This free-standing Villa is design with well used of space. The kitchen offers a breakfast bar as well as additional bench space and ample storage. The living area opens to the outdoor entertaining area, creating a tranquil indoor/outdoor living space, filling the villa with the sound of birds from the park behind the home and fountain from the complex Swimming Pool. The 3 bedrooms are located away from the main living area, perfect for families with different schedules. With a functional floorplan and flooded with natural light, you will simply love this home. The owners loved the spacious backyard, and you will too. This property will suit a wide variety of buyers and is priced to sell, representing excellent value for money! This home is ready for the new owner to move straight in. Much loved home but Seller is moving to Eastern State. This single storey home is nestled into the complex offering a private hideaway. Appealing to first home buyers, young couples, professionals, and baby boomers seeking the lock and leave lifestyle; or a savvy investor looking for a great investment. Well-maintained Paddington Court's boutique complex of 24 units, offers secure Auto-Gated access with side gate intercom to units and a gorgeous below ground Swimming Pool for you to enjoy. Do not miss your chance to see this charming, low maintenance home. This Villa is open to all, it is NOT an over 55's complex. At a Glance :-

- Open plan Kitchen, Living and Dining- Kitchen with Breakfast bar & Stainless-steel appliances-
- 3 good size bedrooms - 2 with wardrobes-
- 1 bathroom with separate Bath & Shower-
- Separate Laundry + Linen cupboards-
- Carport - parks 2 tandem-
- 6 Visitors parking lot-
- Patio 6m by 4m - Entertaining area-
- 3 Reverse cycle air conditioning-
- 4 auto Roller shutters to living area-
- Tile and Faux wood flooring-
- Gas hot water system-
- Secure Auto-gated complex with side gate intercom-
- Swimming Pool with SPA & BBQ area-
- Reticulated garden-
- Window blinds & Security screen-
- Lockable Storeroom-

Year built: 2000 ( 24 Villas )- 181sqm - lot size- Water use included in strata fees Council Rates: Approx. \$1,699 per annum Water Rates: Approx. \$972 per annum Strata Levies: Approx. \$922 per quarter Surrounded by greenery, this is an established neighbourhood that is quiet, secure and tucked away with virtually no through-traffic, but with easy access to the Murdoch transport hub, University, and Hospitals. Don't miss out, contact Ann Bashi Brown on 0423 556 389 or email [ann@nextvisionrealestate.com.au](mailto:ann@nextvisionrealestate.com.au) for further information. Why not take advantage of the central lifestyle living in Bibra Lake. Short drive to Kardinya shopping centre which has a major redevelopment planned and Garden City Shopping Centre too, plus South Fremantle, Murdoch University, Murdoch and Fiona Stanley Hospitals, The Mitchell Freeway, Corpus Christi High School and North Lake Senior Campus, Bibra Lakes and other parks and recreational facilities are only a short drive away. A short trip to the delights of Fremantle and Coogee Beach, or access to the main city arterials from the freeways, providing excellent access to the CBD and about 15-minute drive into Fremantle. So incredibly central with amenities and public transport only a stone's throw away. Nearby Amenities (approximate):

- Bibra Lake Primary School - 4.1km
- North Lake Senior Campus - 2.8km
- Seton Catholic College - 3.8km
- Blue Gum Montessori - 3.7km
- Murdoch University - 5.8km
- Fiona Stanley Hospital - 5.7km