

**9B Austin Way, Padbury, WA 6025**

THE AGENCY

**Sold House**

Friday, 3 November 2023

9B Austin Way, Padbury, WA 6025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: House**



Jarrod O'Neil  
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**\$882,500**

Only 5 years young (approx.), this immaculate 3 bedroom, 2 bathroom home boasts contemporary finishes with a flowing floor plan that offers stylish low maintenance living and is ready and waiting for you to move straight in and enjoy all that it has to offer. Situated on a flat, easy care, low maintenance block only a stone's throw away from the dog friendly and evergreen Forrest Park, the home offers no stairs, generous sized bedrooms, study nook, 2 separate living areas, a stylish kitchen with stone benchtops, ducted reverse cycle air conditioning and a private and secure alfresco that is the perfect spot to enjoy time with your friends and family. There are quality new homes already in the street and this elite location is within walking distance to Westfield Whitford City Shopping Centre, local shops and restaurants, Bambara Primary School, public transport and numerous local parks. Further features of the property include:- 3 bedrooms- Large master bedroom with a ceiling fan, fitted walk in robe and an ensuite with a double vanity, WC and stone benchtops- Bedrooms 2 and 3 both have mirrored built in robes- 2 stylish bathrooms with stone benchtops (family bathroom has a bath and separate shower)- Powder room (2nd WC)- 2 spacious living areas (separate home theatre)- Study nook- Stunning kitchen featuring stone benchtops, a 5 burner gas cooktop, 900mm under bench oven, dishwasher, fridge recess, double sink, walk in pantry, plenty of bench and cupboard space, a breakfast bar and a servery window to the alfresco - all overlooking the living area and alfresco- Separate dining area- Laundry with a stone benchtop and direct access to the backyard- High ceilings- Neutral décor- Plenty of storage throughout- Plantation shutters- Ducted zoned reverse cycle air conditioning- Alarm- Gas hot water system- Solar panels- Alfresco area for year-round outdoor entertaining- Cubby house- Reticulated easy care gardens- Colorbond fencing- Double remote garage with a shopper's entrance- Block size: 345sqm (approx.) For further information, please contact Jarrod O'Neil on 0411 103 617. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.