

30 Barclay Avenue, Padbury, WA 6025



House For Sale

Wednesday, 19 June 2024

30 Barclay Avenue, Padbury, WA 6025

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 706 m2

Type: House



Glenn Williams

0862255151

Offers

Price Guide – Offers From the Mid \$900,000's This beautiful family home is in deed a rare opportunity at the moment with stock levels in Padbury at an all time low, 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 and bar area and the master suite is also at the front of the home and comes complete with robe storage & ensuite. The large 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 tile flooring, a 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 storage, 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 timber flooring and with built in robes and ceiling fans. 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 reticulation. The large cove alfresco is fully paved, private and protected from the South West winds perfect for entertaining year round. Situated in a family orientated pocket of Padbury, close to Padbury central shopping centre with IGA and only minutes walk to Pinnaroo & Hepburn Heights National Park and it's mass of walking trails and Kangaroos (amongst other wildlife). South Padbury Primary, Padbury Primary, Padbury Catholic, St Stephen's School, , Duncraig Senior High all 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 Garage- Electric Side Gate- Side Access Parking for Caravan / Boat- Huge Open Plan Family Living- Large Paved Alfresco Entertaining- Storage Hot Water- Reverse Cycle Air Conditioner- Low Maintenance Gardens – Auto Reticulation Building and Land Details;- Double Brick- Tile Roof- 706m² Block- 149m² Living- 25.3m 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.