



FOR SALE

YOU DON'T WANT TO MISS THIS ONE!

This beautifully positioned duplex at 31B Cunningham Place offers the perfect blend of contemporary comfort and low-maintenance living in one of Padbury's most desirable pockets. With three generous bedrooms, one well-appointed bathroom, and a spacious lounge, this 116 square metre home delivers exceptional value for growing families, downsizers, or astute investors seeking a quality addition to their portfolio.

Step inside to discover a thoughtfully designed floor plan that maximizes space and natural light throughout. The heart of the home features a comfortable lounge area perfect for relaxation and family gatherings, while the three bedrooms provide flexible accommodation options for family members or guests.

The outdoor spaces truly set this property apart with the backyard entertainment area creating a perfect setting for hosting friends and family. Did I mention the two beautiful Mango trees?

Other features:

- Split system air conditioning
- Gas heating for cozy winter comfort
- Single garage plus secure parking options
- Fully fenced property ensuring privacy and security
- Multiple outdoor entertainment zones
- Quality heating and cooling systems throughout
- Strategic location within established Padbury community

Easy reach of several primary schools with premium shopping, dining, and entertainment options close by. The nearby coastline offers beautiful beaches and recreational opportunities and convenient access to major transport routes.

Don't miss your chance to make this exceptional Padbury duplex your new home base in one of Perth's most well-connected northern suburbs.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy.

3 BED | 1 BATH | 1 CAR

PRICE:
\$895,000

OPEN FOR INSPECTION:
Oct 24 at 11:30am - 12:30pm



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.