



40 Burley Road, Padstow

## Spacious Family Living in the Heart of Padstow —6 Min Stroll to Padstow Station

Positioned on a generous approx. 541.36sqm block with an impressive 18.29m frontage, this well-presented single level cladded home offers outstanding flexibility for families, investors or those seeking future development potential. With duplex site potential (STCA) and the option to knock down and rebuild your dream home, the home presents an exciting opportunity in a highly sought-after location.

The existing home features four well-sized bedrooms and a warm, welcoming interior enhanced by high ceilings, timber flooring and an abundance of natural light. A modernised kitchen is equipped with stainless steel appliances and ample storage, while the renovated bathroom adds further appeal to the home's neat and well-maintained presentation. At the rear, a self-contained two-bedroom retreat with its own entrance provides excellent versatility, ideal for multi-generational living, a private home office or guest accommodation.

Conveniently located within an easy walk to Padstow Station, local shops, schools, cafés and transport, the lifestyle appeal is undeniable.

6 3 2

**FOR SALE**  
**SOLD**

### AGENTS

Lush Pillay  
0407 121 573  
lush.pillay@ljhooker.com.au

Baker Chahwan  
02 9771 1177  
baker.chahwan@ljhooker.com.au

### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

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LJ Hooker

Completing the home is a lock-up garage for added convenience, as well as an entertainer's yard featuring a pergola. With its spacious land size and unbeatable location just moments from the heart of Padstow, this property offers immediate comfort with exciting future potential.

- Free-standing house w/ 4 bedrooms, additional self-contained retreat w/ 2 bedrooms
- Nestled in a sought-after, blue-ribbon location yet still a very quiet street
- Modern kitchen with ample storage & S/S appliances and a renovated bathroom
- Entertainers' backyard with pergola, ideals for kids & pets, LUG for off-street parking
- Self-contained retreat with rear lane access for additional flexibility
- Duplex site potential set on approx. 541.36sqm and wide 18.29m frontage (STCA)
- Potential to knock down and rebuild dream home or renovate (STCA)
- Convenient location just 6 minutes' walk to Padstow station, schools and shops

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## MORE DETAILS

Property ID	1EWAFAE
Property Type	House
Land Area	541.36 m2
Including	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

### Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

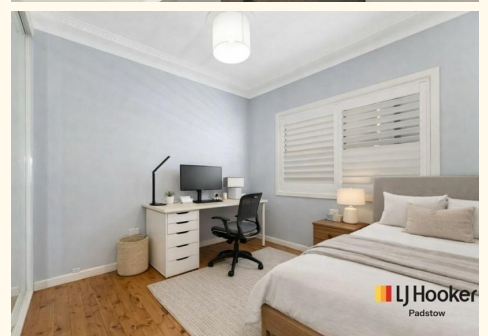
### Baker Chahwan 02 9771 1177

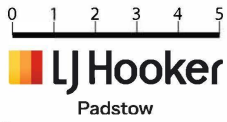
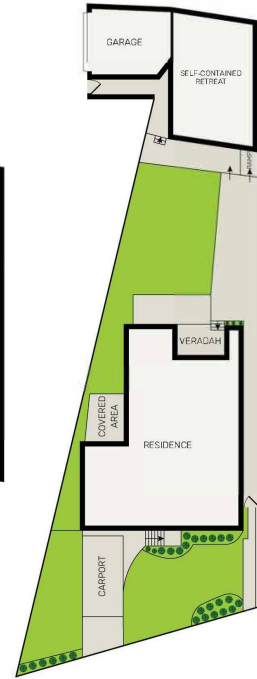
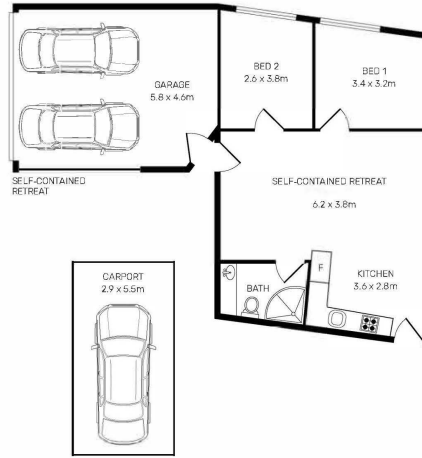
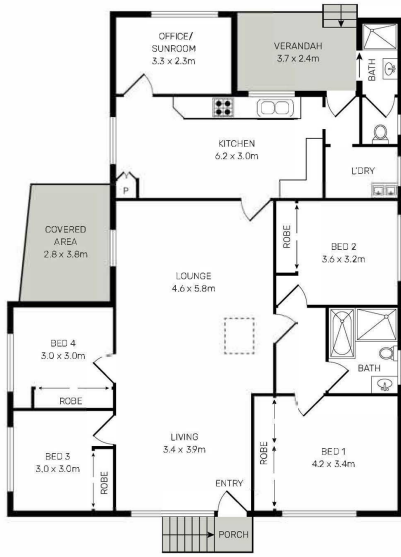
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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