



### 38 Napoli Street Padstow NSW

From the moment you walk in, you are sure to be impressed with this well-loved family home! Located in Padstow's higher end - Offering a convenient lifestyle, moments away from local schools and shops.

Downstairs boasts 2 large, separate living areas plus open plan dining area, attached to the modern kitchen containing plenty of cupboard and bench space, plus stainless steel appliances. While overlooking the back undercover area, sparkling in ground pool & lawn area. Off the dining area is the spacious laundry with powder room also and access to the backyard.

Upon entering upstairs you will be pleasantly greeted by a 3rd living area, adjoining 4 bedrooms all with built ins and Ensuite to main. Plus, ultra-modern bathroom containing a large bath, perfect for the children. Space is definitely not an issue!

The double lock up garage provides an alternate storage option. With ducted air conditioning, well-kept gardens and situated in a quiet location - This property ticks all the boxes!

Sorry, no pets allowed.




We Love:

- In ground sparkling pool
- 4 Bedrooms all with built-in robes
- Ducted air conditioning

Pluses:

- Landscaped gardens
- Undercover entertaining area
- Double lock up garage with internal access

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document.

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**Land Size** : 556.4 sqm

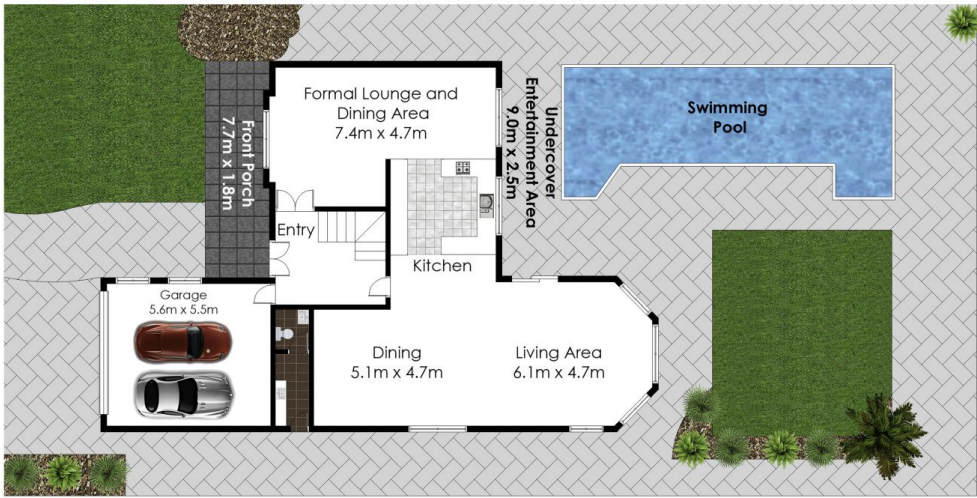


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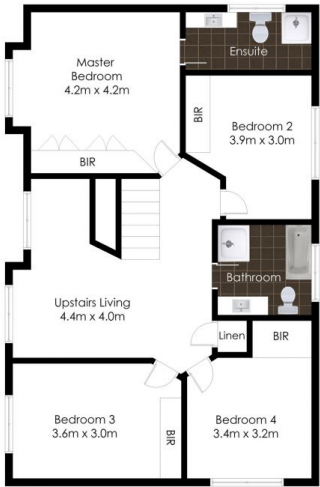
38 Napoli Street,  
**Padstow NSW**  
Floorplan & Siteplan  
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Photos and Floorplan by [www.opticoolstudios.com](http://www.opticoolstudios.com)



GROUND FLOOR



TOP FLOOR