

Under Contract



7, 40 Bedford Street, Bentley



Secure, Spacious & Effortlessly Convenient!

Tucked behind secure electronic gates in a well-maintained and tidy complex, this beautifully presented supersize home offers both comfort and peace of mind. Light-filled open-plan living, abundant built-in storage, and two expansive, easy-access bathrooms make daily living effortless. Comfort, convenience, and security - what more could you ask for?

At the heart of the home, the spacious kitchen is both practical and functional, featuring a wall oven, gas cooktop, dishwasher, and ample storage. Overlooking a fully fenced private courtyard, it creates the perfect space for morning coffees, sunset drinks, or simply unwinding in your own serene outdoor retreat.

Plus, the well-appointed laundry now boasts a newly added frosted glass door, keeping clutter out of sight while maintaining a sleek and modern aesthetic - with direct access to the drying area for added convenience.

Practicality meets convenience with a double garage featuring remote access and a private shopper's entrance directly into the home. Electric roller shutters add extra security, making it an ideal lock-and-leave option.

LIFESTYLE YOU WILL LIVE:

Perfectly positioned just moments from essential amenities, including a greengrocer, medical center, Woolworths, and Spudshed, this home offers the ideal balance of convenience and tranquility. Enjoy easy access to major

3 2 2 202 m2

Price

Under Contract by Janet Yeap

Property Type

Residential

Property ID31425

Land Area 202 m2

Floor Area 115 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

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shopping centers, medical facilities, and public transport. Take a short stroll to local Mitchell Park, Bentley Plaza or the Bentley Hotel, or hop on a bus to the Perth CBD, Victoria Park's vibrant café and dining scene on Albany Highway, or Westfield Carousel Shopping Centre—all just minutes away. Getting around has never been easier!

KEY FEATURES YOU WILL LOVE:

- Fully fenced corner front unit with a street-facing, private courtyard, built in 2008.
- 3 spacious bedrooms, all with built-in robes
- 2 oversized bathrooms—both wheelchair accessible if required
- Chef's kitchen with double sink, quality stainless steel appliances
- Open-plan living and dining
- Double garage with remote entry & shopper's access
- Spacious store room in the garage
- Private drying yard + indoor clothesline in garage
- A small pet access door in the laundry area
- Large format switches
- EV ready by Synergy
- 2x gas bayonet
- Gas hot water system
- Secure electronic gate entry
- Key lock box
- Covered front entry
- Diamond grille security doors plus flyscreens
- Security alarm system, & electric roller shutters
- Reverse-cycle split system air conditioning to the living area, master bedroom and second bedroom
- Quality fixtures, fittings, floor coverings & window treatments
- Gas storage hot water system
- Private, low maintenance & secure
- Low strata!

DETAILS:

- Strata Levies: \$420.32 per quarter
- Water Rates: \$1,252.08 per year
- Council Rates: \$1,889.02 per year

Please Note: At least one occupant must be over 55 years of age.

Don't miss your chance to secure this remarkable property! Contact Janet Yeap on 0452 018 118 to express your interest today.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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