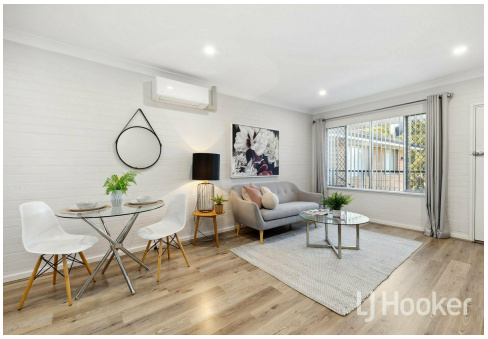
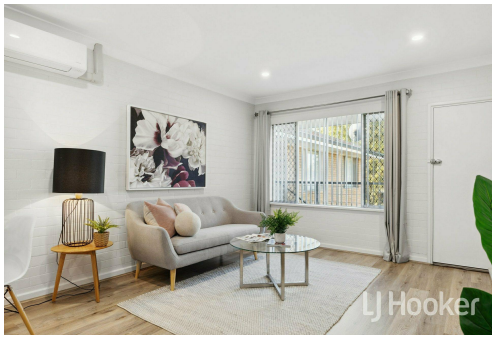
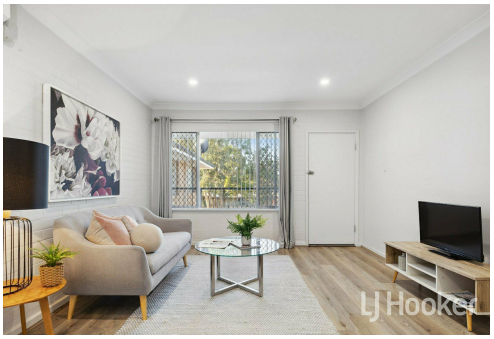








Bentley, 11/13 Grant Place

READY FOR YOU!

2 1 1

For Sale
**MULTIPLE OFFERS RECEIVED!

View
ljhooker.com.au/5EUCFFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

** To access more information regarding the property & to make an online offer, kindly go to https://prop.ps/l/JkJenZ2Hmpcw **

Proudly Presented by Edward Lim.

Experience the ultimate in convenience at this prime near-city apartment, just a stone's throw from Mitchell Park and a leisurely walk to La Plaza Bentley.

Perched on the top floor, this fully renovated gem welcomes you with a spacious living room, a cosy dining area, and a modern kitchen equipped for all your culinary needs.

The two bedrooms provide a perfect retreat, with one being particularly spacious for your comfort. The shared bathroom cleverly incorporates a laundry area, enhancing the overall practicality of the space.

LJ Hooker

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Enjoy effortless access to public transport for trips to the city and Curtin University. With everything you need right at your doorstep from your local Woolworths and Spudshed (open 24/7), to medical centres and green grocers, life here is truly hassle-free.

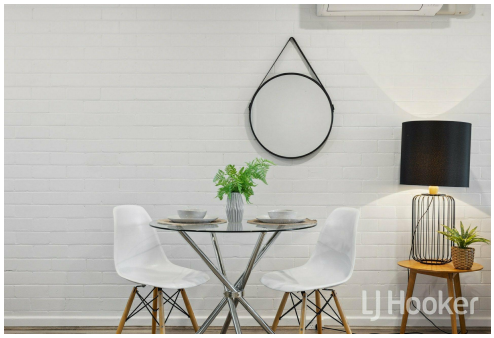
The Property & What We Love!?
* Built Year: 1964, this sturdy double-brick, low-rise complex has stood the test of time
* Build-Up Area: 61m2, a classic charm with a comfy feel throughout
* Two spacious bedrooms
* An open-plan & functional design that maximises space
* Enjoy the serenity of this quiet haven while living an amazing lifestyle!
* Stay warm or cool with the reverse cycle air conditioning split system in the living space
* Easy access to nearby public transport
* Low maintenance and private so you can spend less time worrying & more time enjoying
* Excellent rental return with estimated rental $520- $540/week

Outgoings
* Council Rates: app. $1,621.85 (FY 2023 - 2024)
* Water Rates: app. $862.77 (FY 2022 - 2023)
* Strata Levies: app. $1,074.37/q (which includes Admin: $1,043.12/q + Reserve: $31.25/q)

Don't miss your chance to claim this charming apartment as your own! For more information or to schedule a viewing, contact listing agent Edward Lim on 0408 929 655.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**











More About this Property

Property ID	5EUCFFB
Property Type	Apartment
Including	Toilets (1)

Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicpark.com.au

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