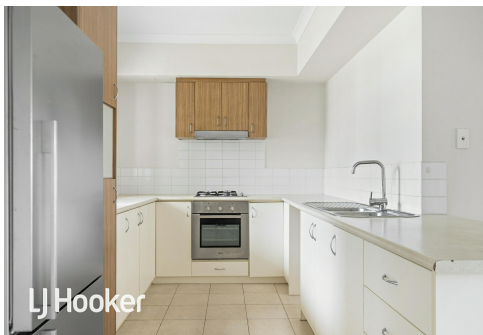




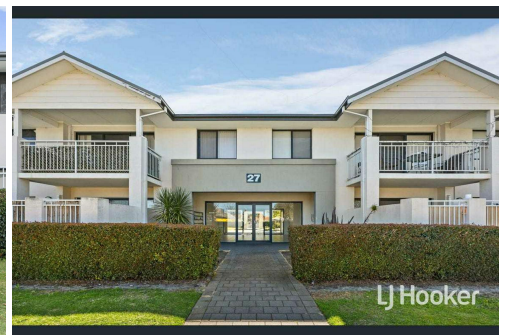
LJ Hooker



LJ Hooker



LJ Hooker



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## Bentley, 2/27-33 Burton Street

### Huge apartment living

Very spacious ground-Floor 3x2 apartment with dual parking & private garden access from the street

Positioned for ultimate convenience, this generously sized ground-floor apartment offers a rare opportunity for easy living-ideal for first homebuyers, downsizers, or savvy investors.

Enjoy direct street access through your own private garden gate, just perfect for guests.

AND, you have two side-by-side car bays, a rare and highly sought-after feature in apartment living.

Set in a well-maintained complex with low-maintenance appeal, you'll also enjoy access to resort-style communal facilities including a swimming pool and BBQ area, perfect for relaxing summer days.

\*\* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5G2BFFB](http://ljhooker.com.au/5G2BFFB)

**Contact**  
**Diane Sheppard**  
0420 216 066  
diane.sheppard@ljhvicpark.com.au  
**Michael Sheppard**  
0433 275 080  
michael.sheppard@ljhvicpark.com.au



**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.

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

Property Highlights:

- \* Built in 2007, exceptionally maintained and presenting like new
- \* Expansive open-plan living and dining area filled with natural light
- \* Spacious kitchen with ample cabinetry, generous benchtop space, gas cooktop, and electric oven
- \* Oversized lounge with split-system air conditioning, flowing out to a private, street-facing garden - 48sqm in size, offering you plenty of space to get your green fingers going
- \* Large master bedroom with extensive wardrobe space and a private ensuite
- \* Two additional bedrooms, one ideal as a study or theatre room
- \* Family bathroom with Bath, in bath shower, vanity, and toilet
- \* Laundry nook with dryer included, conveniently located between the secondary bedrooms
- \* Two secure, side-by-side parking bays plus a large lockable storeroom, all close to your unit
- \* Remote-controlled secure complex access

COMMUNAL FACILITIES:

- \* Swimming pool
- \* BBQ area
- \* Secure intercom access

Location, Location!

Enjoy unparalleled convenience just moments from:

- \* Westfield Carousel Shopping Centre
- \* Victoria Park café and restaurant strip
- \* Curtin University
- \* Queens Park Train Station
- \* Public transport options at your doorstep

Whether you're looking for your first home, a smart investment, or a comfortable downsize option, this apartment ticks all the boxes for space, style, and superb accessibility.

Don't miss out-inspect today!

Dimensions:

- Internal - 115sqm
- Courtyard - 48sqm
- Carbays - 28sqm
- Store room - 5sqm

OUTGOINGS:

- Council Rates PA: \$1,822.90
- Water Rates PA: \$1,233.80

Strata levies PER QUARTER

- Admin - \$1310,20
- Reserve - \$187.00



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## More About this Property

Property ID 5G2BFFB

Property Type Apartment

**Diane Sheppard 0420 216 066**

Real Estate and Business Agent | [diane.sheppard@ljhvicpark.com.au](mailto:diane.sheppard@ljhvicpark.com.au)

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