

# Bentley, 3/13 Grant Place

## MAMMA MIA!

Proudly Presented by Edward Lim.

Welcome to 3/13 Grant Place Bentley! This vibrant, ground-floor gem is your ticket to home ownership or a perfect new pad! Light-filled and inviting, this 2-bedroom apartment is everything you've been dreaming of.

Nestled in a prime near-city location, convenience is king. A nearby open parking space ensures your shopping trips are a breeze, just unpack and relax.

Step inside to discover a spacious living room, a cosy dining area, and a modern kitchen equipped with all the essentials for your culinary adventures.

You'll find two bedrooms, with one boasting an impressive size, offering ample space for relaxation and comfort.



**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.

**SOLD**



**For Sale**  
Please Call

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

**Contact**  
**Edward Lim**  
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[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

Ideally located with local shops nearby and easy public transport to the City and Curtin University. Plus, with literally EVERYTHING at your fingertips, from greengrocer, medical centre, public transport to your local Woolies and Spudshed (which literally opens 24/7), living here is so easy. 3/13 Grant Place is the home you've been searching for.

#### The Property & What We Love!?

- \* Built Year: 1964, this sturdy double-brick, low-rise complex has stood the test of time
- \* Build-Up Area: 61m<sup>2</sup>, a classic charm with a comfy feel throughout
- \* Two spacious bedrooms with built-in robes for all your storage needs
- \* 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 \$510 - \$530/week

#### Outgoings

- \* Council Rates: \$1,635.00 (FY 2023 - 2024)
- \* Water Rates: \$862.77 (FY 2022 - 2023)
- \* Strata Levies: \$1,074.37/q

Don't miss your chance to see it first! For more information or to schedule a viewing, contact listing agent Edward Lim on 0408 929 655.

Seize the opportunity to make this delightful apartment yours!

\*\* 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

<b>Property ID</b>	5ENRFFB
<b>Property Type</b>	Apartment
<b>House Size</b>	61 m <sup>2</sup>
<b>Land Area</b>	61 m <sup>2</sup>
<b>Including</b>	Toilets (1)

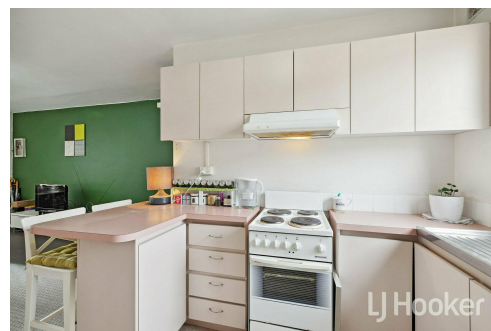
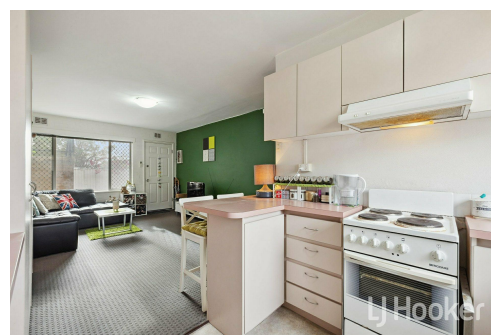
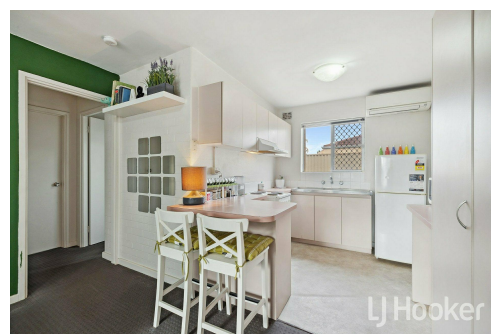
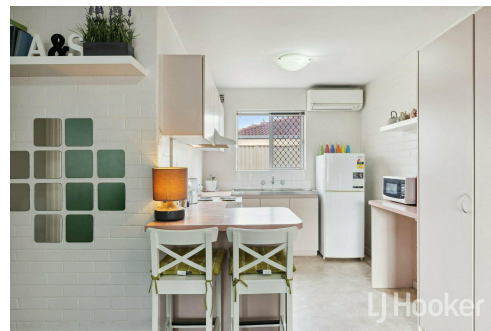
#### Edward Lim 0408 929 655

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