



102 Chapman Road, Bentley

## Spacious Family Living | Prime Investment Opportunity

Proudly presented by Nitish Ahuja from LJ Hooker Victoria Park, this well-maintained and solid brick-and green tile residence at 102 Chapman Road, Bentley WA 6102 offers the perfect blend of comfort, convenience, and investment potential.

Positioned on a generous 350sqm green-titled block with 123sqm of internal living space, this four-bedroom, two-bathroom home is ideal for families, professionals, or savvy investors seeking strong rental returns in a high-demand location.

Step inside to a welcoming separate lounge, complemented by a spacious master bedroom with private ensuite, creating a comfortable retreat at the front of the home. Moving through, the layout opens into a functional family and dining area, seamlessly connected to the well-appointed kitchen featuring ample bench space, cooktop, dishwashing, and pantry-perfect for everyday living and entertaining.

The home offers three additional bedrooms, all with built-in robes, serviced by a central bathroom with a step-in bath/shower.

Outdoors, the property truly shines with a huge wrap-around patio,

4  2  2 

**FOR SALE**  
From \$899,000

**VIEW**  
Sat 25th Apr @ 11:00AM - 11:30AM

**AGENTS**  
Nitish Ahuja  
0403 059 520  
nitish@ljhvicpark.com.au

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ideal for entertaining, easy-care gardens, and a garden shed for extra storage. There is secure parking for two cars side-by-side, all within a quiet and secure cul-de-sac location.

#### Investment Appeal:

Currently leased at \$800 per week until 28/02/2027, offering immediate and strong rental income.

#### Location Highlights:

- Easy access to Carousel Shopping Centre
- Close to La Plaza Bentley & Waterford Plaza
- Minutes to Curtin University
- Excellent public transport links
- Surrounded by parks, schools, and everyday conveniences
- Close to Spud shed

#### Property Features:

- 4 bedrooms, 2 bathrooms
- Built in 2000
- 350sqm green title block | 123sqm living
- Separate lounge and family areas
- Split system air conditioning
- Built-in robes
- Huge wrap-around patio
- Garden shed
- Parking for 2 cars side-by-side
- Secure cul-de-sac location

This is a rare opportunity to secure a high-performing investment or a well-located family home in the heart of Bentley.

Contact Nitish Ahuja today on 0403 059 520 or follow the link below to place your offer.

<https://prop.ps//mWt7YyVvIIGI>

**DISCLAIMER:** This information has been prepared for advertising and marketing purposes only and is believed to be accurate; however, no warranty or representation is made as to its correctness. Interested parties should make their own independent enquiries and satisfy themselves in all respects. The agent and vendor accept no liability for any errors or omissions.

#### MORE DETAILS

Property ID                    5GW4FFB  
Property Type                House

**Nitish Ahuja 0403 059 520**  
Sales Consultant | nitish@ljhvicpark.com.au

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