



## Bentley, 16 Sander Court

Perfect home on a green title block - Priced to Sell!

This generously sized three bedroom, one bathroom house is a great entry point to an up and coming suburb in Perth. Where location and amenities abound for the potential new owners.

Step into this welcoming home, ideally located on a peaceful street, and discover its warm, open-plan layout. The spacious living and dining area features beautiful dark timber floors, and the kitchen comes complete with large benchtops and a gas cooktop-perfect for entertaining or family meals.

A cleverly tucked away laundry at the back of the kitchen offers a large sink and ample space for both a washer and dryer, with direct access to the washing line through a convenient door.

Sliding doors from the living area open up to your private, fenced backyard, boasting a



**For Sale**  
From \$570,000

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[ljhooker.com.au/1337HVX](http://ljhooker.com.au/1337HVX)

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**LJ Hooker Applecross**  
08 6268 0130

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large alfresco area ideal for outdoor dining and relaxation. A generously sized garden shed provides ample space for tools and storage.

The home features three well sized bedrooms, including a master bedroom with a built-in double wardrobe and direct access to the shared bathroom. The other two bedrooms are also generously sized and are adjacent to a shared bathroom that includes a bathtub and a separate toilet, ensuring privacy and convenience.

Whether you are a first home buyer or savvy investor this property will appeal to you.

#### Property Features:

- Large garden shed
- Car port
- Ducted air-conditioning
- Separate toilet
- Open plan living area
- Alfresco area
- Laundry off kitchen

For an inspection please call Dan on 0422 293 871 or email [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

Curious about your property's value? Ask Dan for a complimentary market update.

Important• Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.

## More About this Property

<b>Property ID</b>	1337HVX
<b>Property Type</b>	House
<b>House Size</b>	85 m <sup>2</sup>
<b>Land Area</b>	310 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (1)

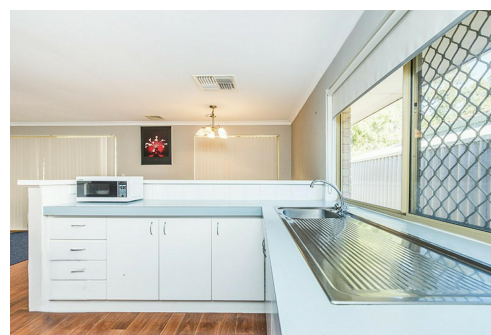
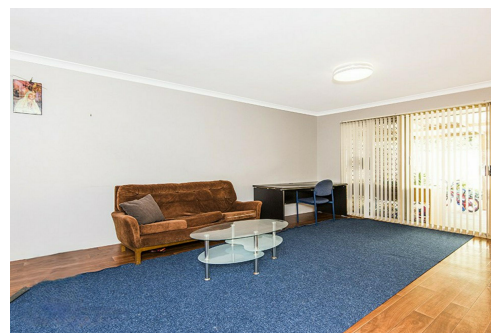
#### **Daniel Lewis 0422 293 871**

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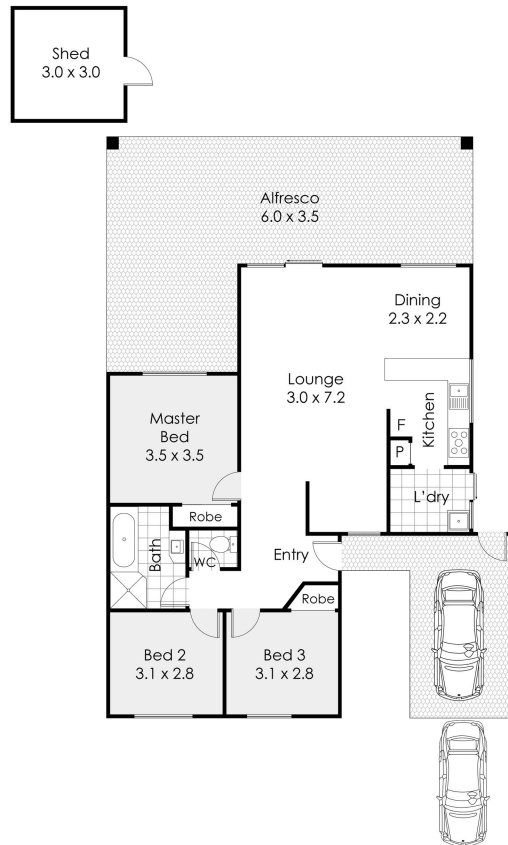
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## 16 Sander Court, Bentley

This floor plan is not to scale.  
 Dimensions are approximate and therefore should only be used for illustrative purposes.

	310m <sup>2</sup>
	3 Bed
	1 Bath
	2 Car