



Bentley, 2/1 Boulder Street

BENTLEY LIVING, BUT BETTER!

Proudly presented by Edward Lim...

Welcome to 2/1 Boulder Street, where charm meets convenience, and your dream home awaits!

Tucked away in a delightful boutique complex, this hidden gem is ready to dazzle you. From the moment you step into the cosy rear courtyard, you'll feel the tranquillity, space and endless possibilities this home has to offer.

Radiating freshness and character, this spacious stunner is perfect for first-time buyers, smart investors, or downsizers. Thoughtfully designed with you in mind, every detail has been crafted to make life easier, cosier and more enjoyable.

The warm and inviting formal lounge is the true heart of the home - a relaxation haven



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.



For Sale
****15 OFFERS RECEIVED!**

View
ljhooker.com.au/5FKDFFB

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

where you'll love unwinding after a busy day or sharing laughter-filled moments with loved ones. As you move through the home, the open-plan kitchen, dining and living area promises to impress with its easy-care flooring and a kitchen equipped with modern appliances that make cooking a joy. The practical laundry, with access to a quaint drying courtyard, adds even more convenience to your daily routine.

All three generously sized bedrooms feature built-in robes, offering plenty of storage and a peaceful retreat. The master bedroom comes complete with its own ensuite bathroom, while a second shared bathroom ensures everyone's needs are met comfortably.

Step outside, and you'll find your very own outdoor oasis - a low-maintenance courtyard perfect for soaking up the sun, enjoying your morning coffee, or hosting a weekend BBQ with friends. It's a private sanctuary that's as easy to care for as it is charming.

Practical features like single lock up garage with additional parking tandem (open space) plus a garden shed/storeroom add to the home's appeal, making it as functional as it is fabulous.

And then there's the location - it's nothing short of unbeatable! Everything you need is just moments away, from the convenience of Woolies and 24/7 Spudshed to a variety of shops, cafes, and services. Westfield Carousel is just around the corner for all your shopping and entertainment needs. With direct buses running along Albany Highway, you'll enjoy easy access to Perth CBD, Optus Stadium, and beyond.

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 2003
- * Block Size: 295m² with Build Up Area: 151m²
- * Seriously spacious & well-proportioned throughout
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$620 - \$650/week, good eh?!

Outgoings:

- * Council Rates: app. \$1,897.37 (FY 24-25)
- * Water Rates: app. \$1,263.42 (FY 23-24)
- * Strata Levies: \$500/qtr

This is more than a home - it's your gateway to the ultimate Bentley lifestyle. Don't let this opportunity slip through your fingers! Contact listing agent, Edward Lim on 0408 929 655 today and turn your Bentley dreams into reality. Homes like this don't stay hidden for long - act fast!

** 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 conduct their own investigations. **



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More About this Property

Property ID	5FKDFFB
Property Type	House
Including	Ensuite Air Conditioning Toilets (2) Courtyard Built-in-Robes Secure Parking Close to Shops Close to Transport

Edward Lim 0408 929 655

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