

20A Bedford Street, Bentley

Street-Front Elegance Meets Everyday Convenience

Positioned proudly at the front of a quiet, well-established street, 20A Bedford Street is a standout residence that offers the perfect fusion of modern design, family functionality, and unbeatable location. Built in 2013, this four-bedroom, two-bathroom home with a double garage delivers a lifestyle of ease and sophistication-whether you're upsizing, investing, or securing your first foothold in Bentley's thriving property market.

A Layout That Just Makes Sense

Step through the front door and into a home that's been thoughtfully designed for comfort and privacy. The master suite, located at the front of the home, is a true retreat-featuring a walk-in robe and a private ensuite with quality finishes. It's ideal for parents or professionals seeking separation from the hustle of daily life.

Toward the rear, you'll find three generously sized secondary bedrooms, each with built-in robes and easy access to the central family bathroom. Whether it's kids, guests, or a home office setup, this wing offers flexibility without compromise.

4  2  2 

FOR SALE
MULTIPLE OFFERS RECEIVED

AGENTS

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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**

The Heart of the Home

The open-plan kitchen, dining, and living area is where this home truly shines. With ample bench space, modern appliances, and a layout that encourages connection, it's the perfect setting for weeknight dinners, weekend entertaining, or simply unwinding after a long day. The space flows seamlessly through sliding glass doors to a covered, low-maintenance courtyard-a private alfresco zone that acts as an extension of the living area and invites year-round enjoyment.

Location That Elevates Lifestyle

This address is all about access. You're:

- Walking distance to public transport-ideal for students, city commuters, or anyone who values convenience.
- Just minutes from Curtin University-a prime location for academic professionals or savvy investors.
- Close to the buzzing East Victoria Park cafe and restaurant strip-your weekend brunches and evening catch-ups just got a whole lot better.
- Moments from Westfield Carousel-Perth's premier shopping destination, offering everything from fashion to fine dining.

Why This Home Stands Out

- Street-front position with private driveway and double garage
- 2013 build with modern finishes and a smart, family-friendly layout
- 294SQM block & 134 sqm internal living area
- Spacious open-plan living with seamless indoor-outdoor flow
- Low-maintenance courtyard perfect for entertaining
- Prime location near transport, education, dining, and retail hubs

Outgoings

- Council Rates \$2250 per annum (Approx)
- Water Rates \$1200 per annum (Approx)

Act Fast-Homes Like This Don't Wait

Properties of this calibre, in this location, are snapped up quickly-and for good reason. Whether you're buying to live or invest, 20A Bedford Street offers exceptional value, lifestyle appeal, and long-term growth potential.

Don't miss your chance. Be sure to attend the next open home-this one won't last.

MORE DETAILS

Property ID 5GD0FFB
Property Type House

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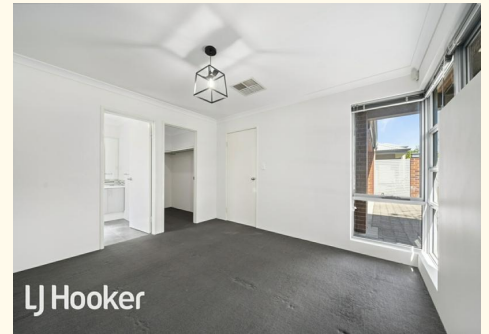
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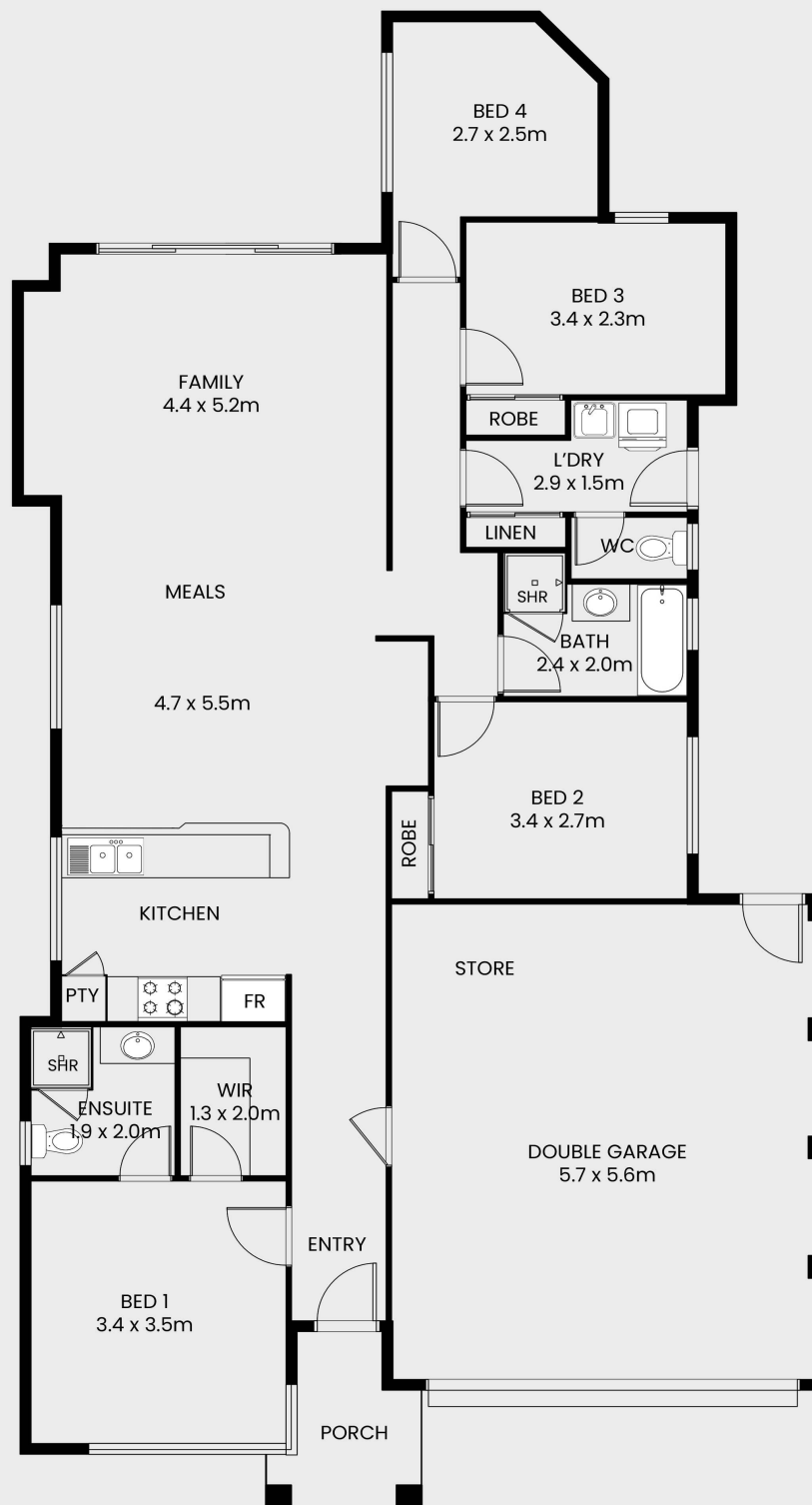
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TOTAL : 178.23m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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