



2A Fleming Avenue, Bentley

Green Title Family Home Opposite Parkland

Accommodation

Nestled in a quiet cul-de-sac, 2A Fleming Avenue offers the perfect blend of space, comfort, and convenience. Situated on a green title block, this large family home is designed for easy living and will genuinely amaze you with its versatile layout.

As you step through the main entrance, you are welcomed into a formal living room—a quiet retreat away from the main hub. The heart of the home unfolds beyond the hallway, revealing a generous open-plan kitchen, living, and dining area bathed in an abundance of natural light. The kitchen is equipped with a gas cooktop, fan forced oven, and ample bench space and cabinetry for all your storage needs.

The sleeping quarters are equally impressive. The generous master bedroom overlooking the park also boasts a walk in robe and a private ensuite, while the three minor bedrooms are all fitted with built in robes and are serviced by a spacious second bathroom - perfect for a growing family.

Features You'll Love:

- Thoughtful Layout: Multiple living areas providing space for

4  2  2 

FOR SALE

\$890,000 - \$920,000

VIEW

Sat 4th Apr @ 11:00AM - 11:30AM

AGENTS

Kim Liew
0430 015 796
kim.liew@ljhvicpark.com.au

AGENCY

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

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**

everyone.

- **Comfort:** Evaporative air conditioning throughout.
- **Convenience:** Remote controlled single garage and a large, spacious laundry.
- **Low Maintenance:** Easy-care front and back yards, giving you more time to enjoy weekends.
- **Location Perks:** Positioned in a quiet cul-de-sac and directly opposite a large, open green space-ideal for kids and pets.

The Perfect Fit:

Whether you are a first home buyer searching for the ideal start, a young family needing room to grow, or an investor looking for a solid addition to your portfolio, this centrally located property ticks every box.

Investor Information

This home is currently tenanted on a fixed lease to 27 November 2026 at \$750.00 per week. This is a green title property with a block size 302sqm.

Rates and Taxes

- Council Rates \$1,918.93 FY25/26
- Water Rates \$1,262.48 FY25/26

Location, Location, Location:

Embrace the outdoor lifestyle! Surrounded by parklands and the Kent Street Weir nature reserves, you are just a short distance from the Canning River Café and the river itself. Enjoy the 6km riverside trail for running or walking, or easy access for kayaking. You'll also love the quick commute to Westfields Carousel, Riverton Forum, Curtin University, Perth Airport and Perth CBD.

Contact

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "2A Fleming Avenue" to 0430 015 796 for your free digital brochure.

MORE DETAILS

Property ID	5GS6FFB
Property Type	House
Land Area	302 m2
Including	Ensuite
	Ducted Cooling
	Evaporative Cooling
	Built-in-Robes
	Fully Fenced
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

Kim Liew 0430 015 796

Sales Consultant | kim.liew@ljhvicpark.com.au

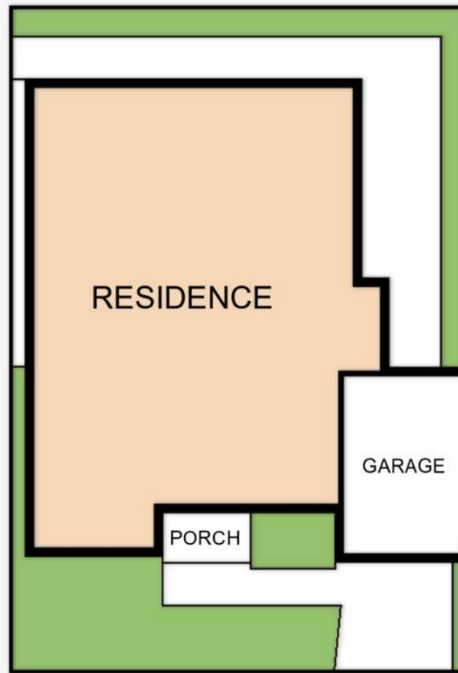
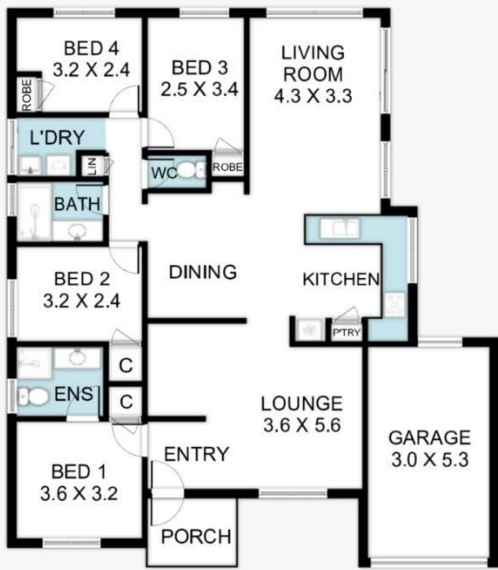
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2A Fleming Ave, Bentley WA 6102

APPROXIMATE BUILT AREAS	
BUILT AREAS	: 126 sqm
PORCH	: 04 sqm
GARAGE	: 17 sqm
TOTAL BUILT AREAS	: 147 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser