

4/22 Duke Street, Bentley

## QUIET CUL-DE-SAC LIVING - NO STRATA FEES!

Tucked away in a whisper-quiet cul-de-sac, this gorgeous home (one of only four in the complex) offers the perfect blend of peace, privacy, and convenience - with NO strata fees!

Ideally positioned close to everything you need - from local grocers and Bentley Plaza to the bustling Victoria Park café strip and Westfield Carousel Shopping Centre. Plus, Curtin University is just a short stroll away, making this home an excellent option for families, first-home buyers, or investors alike.

Recently refreshed with a full repaint throughout, new carpets and curtains, this home is move-in ready - all you have to do is just bring your bags and settle in!

- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/l/yxK3wYjbF1Uj>

### FEATURES:

- Built in 2006, low maintenance home with the only common wall

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.

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**FOR SALE**  
UNDER OFFER

### AGENTS

Diane Sheppard  
0420 216 066  
diane.sheppard@ljhvicpark.com.au

Michael Sheppard  
0433 275 080  
michael.sheppard@ljhvicpark.com.au

### AGENCY

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

LJ Hooker

- being the garages - offering you wonderful privacy
- 309sqm of land ownership
- Easy care lock-and-leave lifestyle
- Tiled throughout the living areas
- Spacious formal lounge at the entrance of the home
- Main bedroom with walk-in robe, ensuite bathroom
- Open-plan kitchen, dining, and family area leading to paved outdoor alfresco
- Well-appointed kitchen with generous bench space, gas cooktop, and electric oven
- Bedrooms 2 & 3 both include robes, new carpets, and curtains - privately positioned away from the main bedroom
- Family bathroom with bath, shower, and separate toilet
- Large laundry room with double door linen storage cupboard, and good under counter storage as well
- Double garage with direct shopper's entry into the kitchen - ideal for unloading groceries and not getting wet
- The garage has an additional section at the back of the garage, ideal for storage space/hubby's workshop
- Ducted evaporative air conditioning throughout and gas bayonet in main lounge area

#### LOCATION HIGHLIGHTS:

- Peaceful cul-de-sac near local park
- Walking distance to Bentley Plaza & public transport
- Just minutes drive to Westfield Carousel Shopping Centre
- Short distance to Curtin University and Karawara shopping centre with Coles and abundance food outlets
- Easy access to Leach Highway and Albany Highway

This home is just perfect for those seeking comfort, convenience, and a carefree lifestyle - with no strata hassles!

#### DIMENSIONS:

Internal - 168sqm  
 Outdoor - 141sqm  
 TOTAL - 309sqm

Council Rates 25/26 - PA - \$2037.00

Water Rates - 25/26 - PA - \$1372.74

- \*NO STRATA FEES - OWNER HAS PRIVATE BUILDING INSURANCE

#### MORE DETAILS

Property ID                    5GE7FFB  
 Property Type                House

**Diane Sheppard 0420 216 066**

Real Estate and Business Agent | [diane.sheppard@ljhvicpark.com.au](mailto:diane.sheppard@ljhvicpark.com.au)

**Michael Sheppard 0433 275 080**

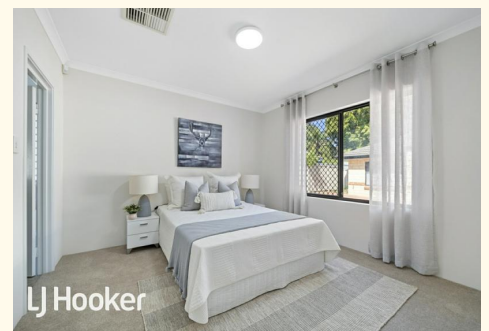
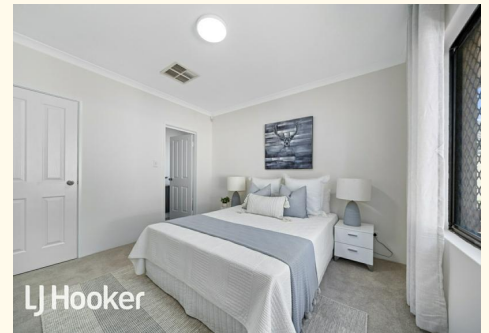
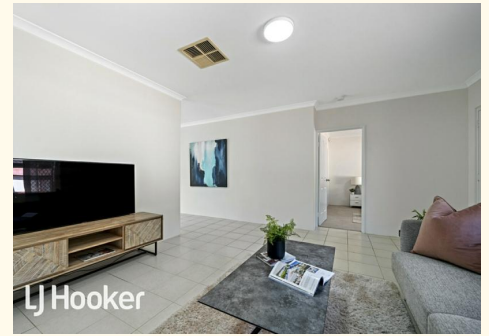
Sales Consultant | [michael.sheppard@ljhvicpark.com.au](mailto:michael.sheppard@ljhvicpark.com.au)

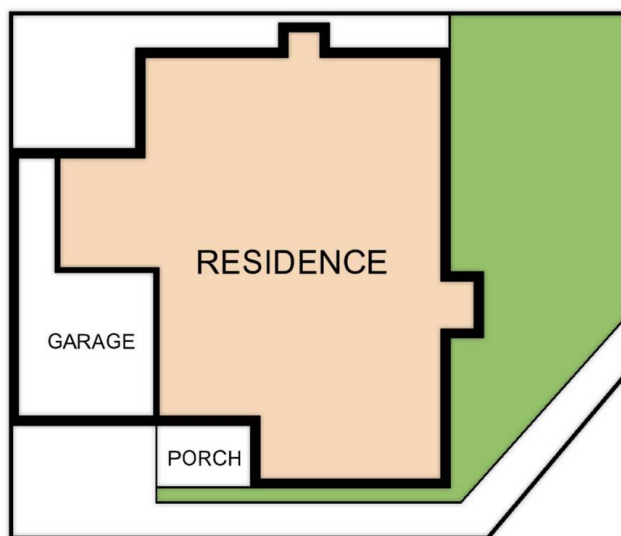
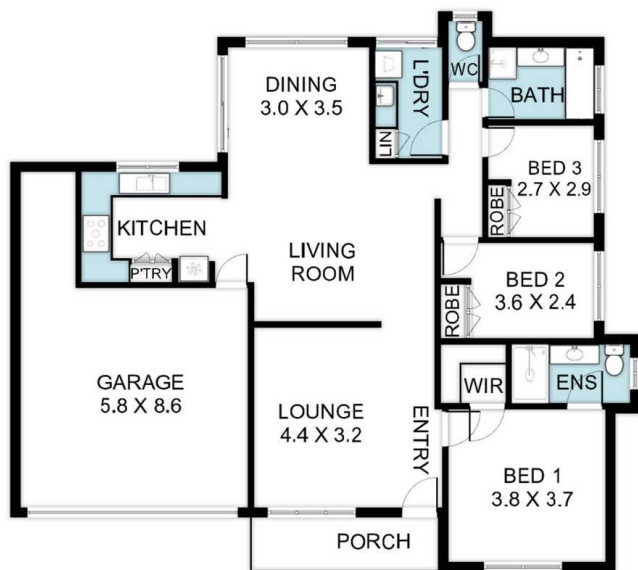
**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**

288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) |

[reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)





### 4/22 Duke St, Bentley WA 6102

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.