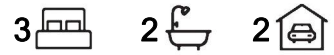




Bentley, 6/32 Bedford Street

Freestanding villa gem in prime Bentley location



Proudly presented by Fulton Borthwick

For Sale
Please Call

View
ljhooker.com.au/5G9RFFB

Discover the perfect blend of security, comfort, convenience, and low-maintenance living in this charming 3-bedroom, 2-bathroom brick and tile villa - ideally positioned at the front of a boutique complex of just six homes. Whether you're a first-time buyer, savvy investor, FIFO worker, downsizer, or Curtin University student, this freestanding residence offers unbeatable value in a location that truly delivers.

Contact
Fulton Borthwick
0481 194 439
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What You'll Love:

Spacious & Private: Enjoy the freedom of a standalone home with no shared walls and a generous 239sqm lot.

Warm & Inviting: The formal lounge is a cozy retreat-perfect for relaxing after a long day or



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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.

hosting friends and family.

Functional Layout: The master suite features a walk-in robe and private ensuite, while two additional bedrooms offer built-in storage and easy access to the second bathroom.

Open-Plan Living: The tiled kitchen, dining, and second living area flows seamlessly to the outdoor courtyard - ideal for entertaining or soaking up the sun.

Modern Comforts: Split-system air conditioning, gas cooking, a dishwasher recess, and a lock-up garage with remote access ensure everyday ease.

Extra Storage: A dedicated storeroom and practical laundry add to the home's functionality.

Location Perks:

- * Walk to Bentley Plaza, Woolworths, and Spudshed 24/7
- * Minutes from Westfield Carousel and the Vic Park cafe strip
- * Direct bus routes to Perth CBD, Optus Stadium, and Curtin University

Key Features and benefits:

- * Bedrooms - 3 (with walk-in or built-in robes)
- * Bathrooms - 2
- * Toilets - 2
- * Garage - Lock-up with remote roller door
- * Kitchen - Gas cooking, double sink, pantry, dishwasher recess
- * Lounge - Spacious, carpeted
- * 2nd Living - Open plan with tiled flooring
- * Climate - Split-system air conditioning in lounge
- * Hot Water - Vulcan freeloader gas hot water system
- * Outdoor - Extensively paved courtyard & good size storeroom
- * Built - Circa 2000
- * Lot size - 239sqm
- * Rental estimated at \$720-\$750pw
- * Outdoor - Extensively paved courtyard with shade sail plus good size storeroom
- * Secure - Security grills on all windows, doors, and sliders

Outgoings:

- * Council Rates: \$1,911.02 (25/26FY)
- * Water Rates: \$1,211.37 01/07/24 - 30/06/2025
- * Strata Fees: \$500 pq

Opportunity is knocking - don't miss out! This villa offers the lifestyle you've been searching for, in a location that keeps you connected. Act fast to secure your slice of Bentley!

**** Disclaimer: 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 carry out their own investigations. ****



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More About this Property

Property ID	5G9RFFB
Property Type	House
House Size	123 m2
Land Area	239 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Built-in-Robes Remote Garage Carpeted Close to Shops Close to Transport

Fulton Borthwick 0481 194 439

Sales Consultant | fultonborthwick@ljhvicpark.com.au

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