



Bentley, 6A Beveridge Street

Nest or Invest!

Proudly Presented by Fulton Borthwick

You will be impressed the minute you step into this "neat as a pin", light, bright and spacious townhouse boasting a floor area of approx. 130sqm and sitting on 259m2 of Survey-Strata land.

6A Beveridge ticks all the boxes when it comes to location, product and value!

Downstairs offers a very functional layout with a separate lounge / meals and an open plan kitchen / living. The kitchen is well appointed and with ample bench space. There is also a separate laundry and WC.

Transform the easy-care private courtyard flowing from the family room into an oasis and make it ideal for entertaining family and friends or kids and pets to play.



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.

4 2 2

For Sale

****Multiple Offers Received!!**

View

ljhooker.com.au/5FNHFFB

Contact

Fulton Borthwick

0481 194 439

fultonborthwick@ljhvicpark.com.au

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

Upstairs, you have a spacious master with ensuite and a second bathroom servicing the other three generous sized bedrooms.

With low maintenance allowing you to lock up and leave and close proximity to Curtin Uni, Canning College, IGA, Westfield Carousel and key arterial roads, this townhouse will suit first home buyers, professional couples, downsizers, or savvy investors.

Key features and benefits include:

- * 259m2 of survey-strata land
- * Spacious separate lounge / dining with split aircon
- * Open plan kitchen / family
- * Laminate timber look flooring in lounge/dining and family
- * Kitchen with gas cooking, Westinghouse oven, Haier dishwasher, double stainless-steel sink and pantry
- * Master with ensuite, triple built in robes and split aircon
- * Bedrooms 2, 3 and 4 all have built in robes and split aircons
- * All bedrooms are carpeted.
- * Gas bayonet in lounge
- * Linen cupboard
- * Separate laundry with trough and overhead cupboards
- * Security front door, security grills on sliders and most windows
- * Vulcan Freeloader gas HWS
- * Storeroom
- * Pergola with paved area ideal for alfresco dining
- * Spacious rear courtyard.
- * Carport plus open space for an additional vehicle.
- * Close to Canning College, Curtin Uni, shops, Hillview Park and public transport
- * Low strata fees of approx. \$338.25pq (self-managed by one of the unit owners so funds are used frugally)
- * For investors rental estimate is an attractive \$770 to \$800pw. Or rent out on a room by room basis for an even higher yield.

Outgoings:

- * Water: \$1,182.84pa (24/25FY)
- * Council: \$1,934.75 (24/25FY)

Don't miss out on this tremendous opportunity. Call Fulton Borthwick on 0481 19 44 39 for additional information or inspection arrangements.

I look forward to meeting you at our home opens.

* 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	5FNHFFB
Property Type	House
House Size	135 m ²
Land Area	259 m ²
Including	Air Conditioning Courtyard

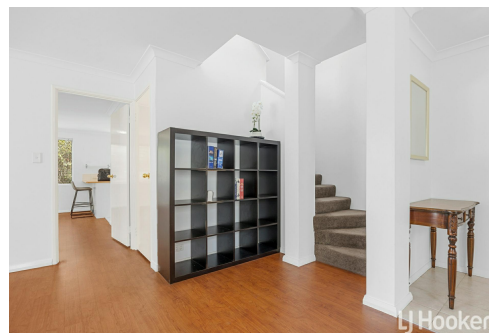
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