



Bentley, 8 Bunning Street

TIGHTLY HELD!

** 1ST HOME OPEN, SAT 8TH MARCH **

Proudly presented by Edward Lim.

Welcome to 8 Bunning Street! Nestled on an expansive 809m2 green title block, this charming 1976 double storey brick beauty will captivate you at first sight. Lovingly cared for over the years, this home exudes timeless charm and character. Located in a serene and sought-after pocket of Bunning Park in Bentley, this delightful family home is the gem you've been searching for!

Step inside and be greeted by a warm and inviting entrance hall that leads you to the bright and airy formal lounge. As you journey deeper into the heart of the home, you'll find a spacious open-plan kitchen, boasting plenty of cupboards and generous bench space. Equipped with practical appliances like a gas cooktop and oven, it's perfect for all your



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For Sale

**U/OFFER | FROM \$1.5M ++

View

ljhooker.com.au/5FT4FFB

Contact

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

culinary adventures. The kitchen and dining area seamlessly flow into a large enclosed alfresco entertaining space, overlooking a charming backyard. Fully fenced and well-established, this tranquil oasis is perfect for relaxing, reading, or soaking up the afternoon sun.

Upstairs, all five bedrooms are spacious and filled with natural light. The master bedroom boasts its own private ensuite, offering a touch of luxury. Bedroom 2 enjoys the convenience of direct access to the front balcony overlooking the serene park and city. There is also a spacious balcony at the rear which overlooks the city. Nice right?! The common bathroom, which is the third in the home, includes a shower, a vanity counter, and a built-in toilet adding to the home's practicality.

And there's more! The property includes convenient double lock up parking for two cars providing direct access to the home. There is also an underground wine cellar if required. This versatile home is perfect for a multi generational living and a great investment for student rentals, offering consistent returns and unbeatable appeal. Or perhaps you could consider it for an Airbnb, adding a lucrative income stream? The possibilities are endless!

Location wise, locals say this is the BEST part in Bentley. With literally everything at your fingertips, including parks, schools, shops and transport. Plus, only minutes to Carousel Shopping Centre, vibrant Albany Highway cafe strip, and not forgetting the nearby local favourite's Spud Shed Fresh Food Market which opens literally 24/7. This home is perfect!

The Home & What We Love?!

- * Amazing Location!
- * Fantastic Lifestyle Living...
- * Year Built: 1969, Block Size: 809m2 & Build Up Area: App. 260m2
- * Free Standing (No Common Walls)
- * 5 bedrooms, 3 bathrooms
- * Spacious & Well Proportioned
- * Split system air cons to lounge and bedrooms
- * Both front and back yard
- * Secure fenced and gated rear area
- * So Private, Peaceful
- * Seamless Indoor-Outdoor Living
- * Perfect Lock & Leave
- * Easy access to nearby public transport
- * Low Maintenance & Secure

Outgoings:

- * Council Rates: app. \$3,252.00 (FY 24-25)
- * Water Rates: app. \$1,222.20 (FY 23-24)

To be sold in 'as is' condition and this will fly off the shelves! For more information or to view this property, please contact listing agent, Edward Lim on 0408 929 655.

** 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	5FT4FFB
Property Type	House
House Size	260 m2
Land Area	809 m2
Including	Ensuite Toilets (3) Balcony Area Views Close to Schools Close to Shops Close to Transport

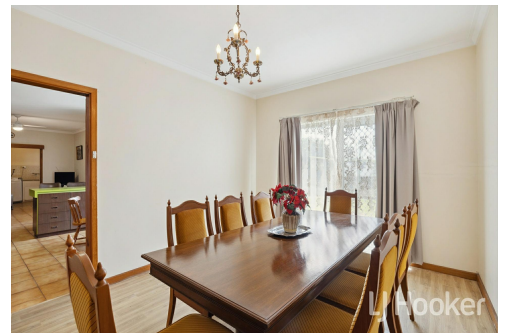
Edward Lim 0408 929 655

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