



Bentley, 86B Mills Street

LOW MAINTENANCE, HIGH STYLE HOME!

* 1st Inspection Sat, 5th April 2025

Proudly presented by Edward Lim...

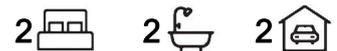
Welcome to 86B Mills Street, where modern style meets effortless charm in the heart of Bentley! This isn't just a home; it's your personal retreat, your entertainer's dream, and your gateway to a lifestyle filled with ease and excitement.

Step inside and feel the warm embrace of the formal lounge, your cosy haven for unwinding after a long day or hosting lively catch-ups over a glass (or two!) of wine. But hold on, there's more!

Glide through to the open-plan kitchen, dining, and living area - a space designed for both everyday comfort and stylish entertaining. The sleek porcelain tile flooring adds a touch of



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For Sale

****54 OFFERS RECEIVED!**

View

ljhooker.com.au/5FX0FFB

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**LJ Hooker Victoria Park | Belmont
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elegance, while the modern kitchen, with its quality appliances and contemporary finishes, makes cooking an absolute pleasure.

Both bedrooms are generously sized, complete with built-in robes, offering the perfect blend of space and tranquility. The master suite? Oh, it's a dream! Your own private escape with an ensuite that brings a little extra luxury into your daily routine. Plus, a second bathroom means no more morning queues!

Now, let's talk about the outdoor space. Slide open the doors and step into your very own private courtyard - a sun-drenched oasis perfect for morning coffees, lazy afternoons, or sizzling weekend BBQs with friends.

And here's a little secret...While this is currently a 2-bedroom home, it was originally designed as a 3-bedroom! The clever layout means converting it back is super easy, giving you the flexibility to create that extra bedroom or home office using the formal lounge area whenever you need. How good is that?!

Practicality? It's got that covered too! A single undercover parking spot plus an additional open parking space, a handy storeroom for all your extras, and of course, split-system air conditioning and NBN connectivity for ultimate convenience.

Now, let's talk LOCATION! With Westfield Carousel, local shops, and cafes just minutes away, plus the soon-to-be-completed Queens Park train station within walking distance, you might not even need a car!

The Home & What We Love?!

- * Exceptionally Located!
- * Year Built: 2009 | Block Size: 285m² with Build Up Area: 151m² (Residence: 118m², Porch: 4m², Carport: 15m², Alfresco: 10m², Storeroom: 4m²)
- * Spacious & well-proportioned throughout
- * Split system air-conditioning (3 of them)
- * Low-maintenance garden beds
- * 2 living areas (with the potential to convert the formal lounge into a 3rd bedroom)
- * Near new blinds throughout
- * Garden shed
- * Planter boxes for aspiring gardeners
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$670-\$700/week, not bad eh?!

Location:

- * Westfield Carousel | 2.7km
- * Kent Street Weir Park / Canning River | 2.7km
- * Vic Park & East Vic Park cafe strip | 3.5km
- * Curtin University | 5.4km
- * Perth Airport | 9.3km
- * Perth CBD | 10km

Outgoings:



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* Council rates: \$1,829.20 (FY 24-25)

* Water rates: \$1,195.55 (FY 23-24)

So, what are you waiting for? This low-maintenance, high-style home is calling your name! Call or text listing agent Edward Lim on 0408 929 655 today and step into your next exciting chapter!

** 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 conduct their own investigations. **

More About this Property

Property ID	5FX0FFB
Property Type	House
Including	Ensuite Toilets (2) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

Edward Lim 0408 929 655

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