



8A Deverell Way, Bentley

Welcome Home

Proudly presented by Shagun Ahuja of LJ hooker Victoria Park - Belmont

Positioned in a convenient pocket of Bentley, this impressive 2012-built four-bedroom, two-bathroom home offers the perfect combination of modern family living, generous proportions and easy-care appeal.

Set on a 408sqm block, this well-designed residence is ideal for families, professionals, investors or anyone looking for a home that delivers a genuine lock-up-and-leave lifestyle without compromising on space.

From the moment you arrive, the modern facade and secure frontage create a welcoming first impression. Step through the impressive double-door entry and you'll immediately appreciate the thoughtful layout and separation between living and accommodation.

Downstairs, three generously sized bedrooms are serviced by the central family bathroom, making this level perfect for children, guests or extended family. The heart of the home is the large open-plan kitchen, dining and living area, providing plenty of room for everyone to come together.

4 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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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.



The kitchen is positioned to connect effortlessly with the living and dining spaces, creating a wonderful sense of openness and togetherness. Whether it's everyday family life or entertaining friends, there is room to spread out and enjoy.

Step outside to the low-maintenance alfresco and yard, where entertaining becomes effortless. Designed for easy living, this outdoor space gives you the perfect setting for weekend barbecues, relaxed evenings or simply enjoying the outdoors without spending your weekends maintaining a large garden.

Upstairs is reserved for the private master retreat, complete with robes and a well-appointed ensuite, providing the perfect separation from the secondary bedroom's downstairs.

Property Highlights

- Rental potential- \$1000 per week
- Modern 2012-built residence
- Generous 408sqm block & Approx 180 sqm of internal living
- Four bedrooms and two bathrooms
- Double garage with storage
- Welcoming and secure double-door entry
- Modern facade and secure front
- Spacious master bedroom upstairs
- Large open-plan kitchen, dining and living area
- Low-maintenance alfresco and outdoor entertaining area
- Easy-care Large yard
- Complete family living with room to entertain
- Move-in ready
- Ideal lock-up-and-leave lifestyle

For shopping and daily essentials, Bentley Plaza is nearby, while the extensive retail, dining and entertainment options of Westfield Carousel are also within easy reach.

Enjoy the lifestyle benefits of being close to Curtin University, local parks and recreation areas, cafes, restaurants and public transport. Bentley's convenient position also provides easy access towards Perth CBD and major arterial roads, making commuting around Perth a breeze.

Whether you're searching for a family home, a smart investment or an easy-care property that lets you lock up and leave, 8A Deverell Way delivers space, security and convenience in one very appealing package.

Move in. Make it yours. Lock up and leave.

Outgoings

Council Rates - Approx \$2100 per annum

Water Rates - Approx \$1500 per annum

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<https://prop.ps//tP4BLdtFgrfH>

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoing, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should

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MORE DETAILS

Property ID 5H4TFFB
Property Type House

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8A Deverell Way, Bentley, WA, 6102

TOTAL APPROX. FLOOR AREA 240 SQ.M

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