



Bentley, 9 Quinn Avenue

MAMAMIA!

4 2 2

For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FU5FFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

Welcome to 9 Quinn Avenue, Bentley - a home where space, potential, and an unbeatable location come together to offer you something truly special.

This 4-bedroom, 2-bathroom residence is nestled in a serene cul-de-sac on a spacious 519m2 block with a rear right of way (ROW), waiting for the next lucky owner to unlock its full potential. Whether you're a family searching for your forever home, an investor with an eye for opportunity, or a renovator ready to add your personal touch, this property is a canvas just waiting for your ideas.

As you arrive, the wide driveway and double garage immediately tell you this home is designed for convenience and practicality. Step inside, and you'll find a smartly laid-out space with multiple living areas that cater to both relaxation and entertaining.

The four bedrooms are all generously sized, with the master offering a private ensuite,



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providing the perfect retreat at the end of a busy day.

At the heart of the home lies a spacious open-plan kitchen, offering ample bench space and storage. It flows effortlessly into the dining and living areas, making it ideal for family gatherings or casual get-togethers.

And the large backyard? Limitless possibilities for creating your dream outdoor space - whether that means building a stunning entertaining area, growing your own garden, or perhaps even expanding the home itself.

The location of this property is nothing short of fantastic. Tucked away in a peaceful cul-de-sac, you're just minutes from Curtin University, Bentley Plaza, Westfield Carousel, parks, and local cafes, not to mention easy access to public transport. Whether you're commuting to the city or enjoying the vibrant local lifestyle, everything you need is right at your fingertips.

The Home & What We Love?!

- * Year Built: 1998
- * Whisper quiet cul-de-sac location
- * Large 519m2 block with endless potential
- * Build Up of 265m2 (residence: 198m2, patio: 23m2, garage: 24m2, verandah 10m2)
- * 4 spacious bedrooms & 2 bathrooms
- * Powder room with toilet
- * Multiple living zones for flexibility
- * Expansive backyard - ideal for entertaining or future improvements
- * Double garage & additional parking space
- * 5 KW solar panels, 3 phase Electrical system
- * 3 x Reverse cycle split air conditioning systems
- * Minutes from Curtin University & major amenities
- * Rental estimate: \$770 - \$800/week

Outgoings:

- * Council rates: app. \$1,928.99 (FY 24-25)
- * Water rates: app. \$1,415.39 (FY 23-24)

With its blend of space, opportunity, and a prime location, 9 Quinn Avenue is an exciting prospect for anyone looking to make a move. Don't miss out - opportunities like this don't stay available for long. It's time to make this house your home!

** 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	5FU5FFB
Property Type	House
Land Area	519 m2
Including	Toilets (3)

Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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