

Bentley, 22/22 Gochean Avenue

PICTURE PERFECT!

3 2 2

For Sale

****MULTIPLE OFFER\$ RECEIVED!**

View

ljhooker.com.au/5FAMFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

Looking for a home that's literally at the heart of EVERYTHING? You've found it! Just a hop, skip, and a jump from all your essentials - from fresh produce at the local greengrocer to 24/7 Woolies and Spudshed runs! And guess what? Westfield Carousel and Curtin University are right around the corner too! Plus, you'll have direct, stress-free access to Perth CBD and the Stadium via buses on Albany Highway!

Step inside this immaculate three-bedroom, two-bathroom townhome, perfect for everyone - whether you're a first-time buyer, a savvy FIFO worker, or an investor with an eye for prime real estate!

The ground floor welcomes you with a bright, open-plan living and kitchen space, flowing effortlessly into your own private outdoor alfresco area. Host BBQs, unwind after a long day, or sip your morning coffee in this peaceful retreat! The kitchen? A chef's dream - with loads of cupboard space and modern appliances to whip up gourmet meals! There's also a



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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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separate WC, laundry, and storeroom for added convenience.

Upstairs, you'll find three spacious bedrooms, all with built-in robes. The master even has its own private ensuite bathroom ready to offer comfort and relaxation. The semi-ensuite bathroom, equipped with both a shower and a bath, services all the bedrooms, making sure everyone's pampered!

And yes, you'll stay connected with NBN-ready high-speed internet (FTTN connection)!

The Home & What We Love?!

- * Year Built: 2002 | Block Size: 112m2, Total Build Up Area: 177m2
- * Exceptional Location!
- * Offering you the best of convenience & a vibrant lifestyle
- * Single undercover parking plus an open space parking
- * 3 generously sized bedrooms, 2 bathroom with 3 WCs
- * Generous laundry
- * Low maintenance outdoor entertaining area
- * Secure storeroom
- * Low maintenance & secure because it's all about peace of mind
- * Perfect lock & leave because life should be easy
- * Easy access to nearby public transport
- * Estimated rental: \$700 - \$720/wk

Outgoings:

- * Council Rates: app. \$1826.69 (FY24-25)
- * Water Rates: app. \$1218.17 (FY23-24)
- * Strata Levies: \$584/q (incl Admin: \$576/q & Reserve: \$8/q)

This stunning low-maintenance townhome in a fast-growing area is calling your name!
Contact Edward Lim at 0408 929 655 and make this dream home yours!

* 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.

More About this Property

| | |
|---------------|---|
| Property ID | 5FAMFFB |
| Property Type | Townhouse |
| Including | Ensuite Toilets (3) Courtyard Built-in-Robes |

Edward Lim 0408 929 655

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

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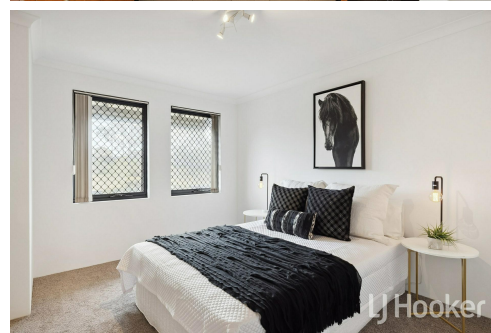
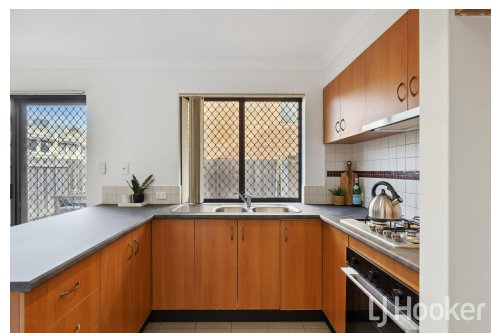
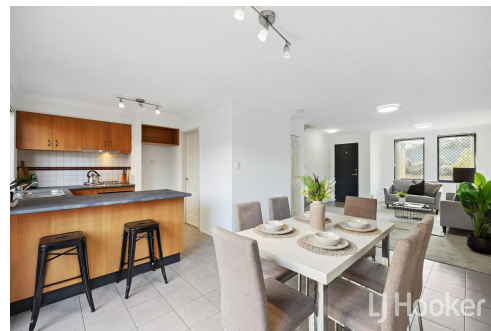
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