



## Bentley, 31/22 Gochean Avenue

### YOUR PICTURESQUE CORNER TOWNHOME!

Proudly Presented by Edward Lim

This beauty is just minutes from all your essentials-fresh produce from the local greengrocer, late-night Woolies and Spudshed runs, and weekend retail therapy at Westfield Carousel. Need to commute or head out for a game? Enjoy stress-free access to Perth CBD and the Stadium via buses on Albany Highway. Oh, and Curtin University? Practically next door! Meet 31/22 Gochean!

Step into this immaculate three-bedroom, two-bathroom corner townhome, designed for just about everyone-first-home buyers, FIFO workers, or savvy investors ready to secure prime real estate in a booming location.

Downstairs, the open-plan living and kitchen area is bright, airy, and perfect for entertaining. It flows seamlessly into your private alfresco courtyard-ideal for BBQs,



**Disclaimer:** 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.

3 2 2

**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FQ5FFB](http://ljhooker.com.au/5FQ5FFB)

**Contact**

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

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

morning coffees, or unwinding after a long day. The kitchen is a chef's delight, complete with modern appliances, loads of storage, and plenty of space for culinary magic. The ground floor also features a separate WC, laundry, and handy storeroom for ultimate convenience.

Upstairs, discover three spacious bedrooms, all equipped with built-in robes. The master boasts its own private ensuite, creating a luxurious retreat, while the semi-ensuite bathroom with a shower and bath ensures everyone stays pampered.

Tech lovers rejoice-this home is NBN-ready with high-speed FTTN internet to keep you connected. Plus, it's low-maintenance, giving you more time to enjoy everything the area has to offer.

Currently tenanted by reliable tenants at \$600.00 per week until 14/4/2025, this is an investment opportunity too good to pass up. Whether you're looking to move in or secure a smart rental, this home has it all!

#### The Home & What We Love?!

- \* Year Built: 2002 | Block Size: 158m2, Total Build Up Area: 224m2
- \* 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 \$730 - \$730/week

#### Outgoings:

- \* Council: app. \$1,826.69 (FY24-25)
- \* Water: app. \$1,218.17 (FY23-24)
- \* Strata Levies: \$620.50/q (incl Admin: \$612.00/q & Reserve: \$8.50/q)

Contact listing agent, Edward Lim at 0408 929 655 and fall in love with 31/22 Gochean Avenue today. Your dream home is waiting.

\*\* 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	5FQ5FFB
Property Type	Townhouse
Including	Ensuite Ducted Cooling Toilets (2) Courtyard Built-in-Robes Close to Shops Close to Transport

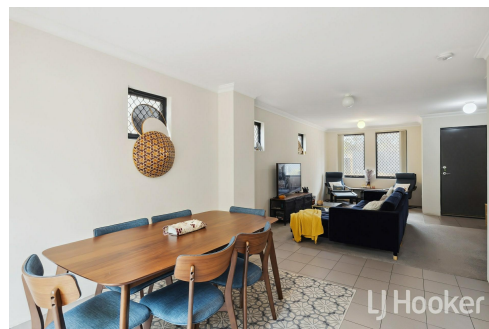
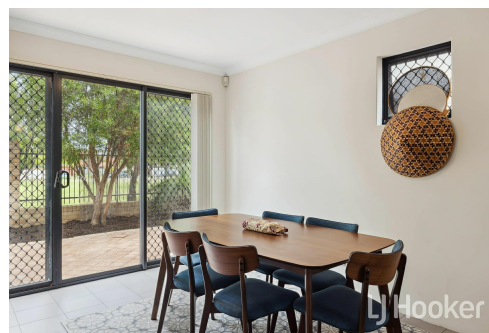
**Edward Lim 0408 929 655**

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