



Bentley, 9A Earl Street

GRADE A!

6 5 2

****First Open Home Sat, 8/2/2025****

Proudly presented by Edward Lim...

This grade A investment opportunity is the absolute standout in the area for student rentals, offering consistent returns and unbeatable appeal.

With 6 bedrooms and 5 bathrooms, this fully furnished, freestanding, brick-and-tile townhouse is a high-demand property, earning a whopping of \$1,730 per week at full occupancy. Its modern design and prime location right on the doorstep of Curtin University make it one of the best student accommodation options around virtually guaranteed a steady stream of tenants-making this property a reliable income generator.

But here's the best part-while this property is a dream investment, it's also perfect for



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.

For Sale

****MULTIPLE OFFERS RECEIVED!**

View

ljhooker.com.au/5FQ9FFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

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

owner-occupiers, especially families looking for more space. In today's market, finding a home with 6 bedrooms and 5 bathrooms is practically unheard of. Imagine having ample space for your family or even setting up a guest suite or home office. The potential here is huge for those seeking a spacious, low-maintenance home while still enjoying the perks of the location.

Convenience doesn't get better than this! You'll be right across the road from Curtin Uni, which means students or families can enjoy easy access to the campus. Plus, a local shopping complex is just a street away, so you'll never have to travel far for everyday essentials or weekend shopping.

Whether you're looking to build your investment portfolio, secure your superannuation, or find your dream family home with room to grow, this property offers the best of both worlds. Don't miss out-this is an opportunity that won't stay on the market for long!

The Property & What We Love?!

- * Quality built Plunkett Home 6 x 5 completed 2002
- * Hard wearing fixtures designed for Student Tenants
- * Gas Amenities, Ducted Evaporative Air-con
- * Internet access in each Bedroom
- * Tiled floors in common areas and carpets in bedrooms
- * Superb Strata Complex of 12 residences with top management
- * Private Courtyard

Location Features:

- * 110m to Canning College/Curtin University Campus
- * 550m to local IGA
- * 1.7km to Waterford Plaza
- * 2.9km to Bentley Plaza
- * 3.7km to Westfield Carousel Shopping Mall
- * 3.9km to Vic Park Strip
- * 8.4km to Perth CBD

Outgoings:

- * Council: app. \$2,345.81 (FY24-25)
- * Water: app. \$1,369.32 (FY23-24)
- * Strata Levies: app. \$1,041.36/q (which includes Admin: \$993.36/q & Reserve: \$48.00/q)

Contact listing agent, Edward Lim today at 0408 929 655 (call or text) to take the first step toward making this fantastic Bentley property yours. Your next move is just one call away!

** 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. **



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More About this Property

Property ID	5FQ9FFB
Property Type	Townhouse
Including	Ensuite Ducted Cooling Courtyard Close to Shops Close to Transport

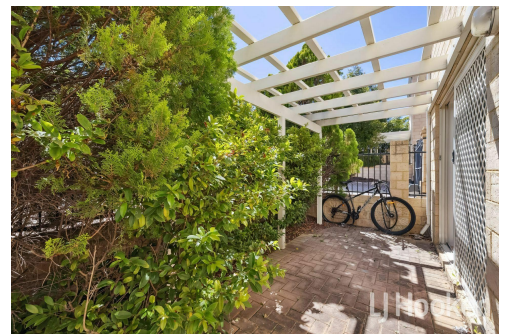
Edward Lim 0408 929 655

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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