



Bentley, 2/82 Queen Street

IT'S ALL ABOUT YOU!

Proudly Presented by Edward Lim...

Welcome to 2/82 Queen Street, where charm meets modern living in the most delightful way! Nestled within a pristine and cosy complex, this hidden gem offers a serene escape the moment you step inside. Imagine relaxing in your private rear courtyard, surrounded by peace and tranquillity.

Perfectly designed for first-time homebuyers, savvy investors, or anyone looking to downsize, it's all about YOU. Step through the door and fall in love with the heart of the home: an inviting open-plan kitchen, dining, and living area that's as stylish as it is functional. The kitchen is a showstopper with modern appliances, and the easy-care flooring makes life a breeze. Need convenience? A handy laundry with access to a drying courtyard has you covered!

3 2 2

For Sale
Please Call

View
ljhooker.com.au/5F2PFFB

Contact
Edward Lim
0408 929 655
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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.

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

Retreat to one of three spacious bedrooms, each featuring built-in robes. The master bedroom comes with its own ensuite bathroom - a touch of luxury just for you. Plus, a sleek common bathroom ensures everyone's comfort.

Step outside to the undercover courtyard, complete with a low-maintenance garden, your new favourite spot for morning coffee or unwinding after a long day. Practicality and convenience are at your fingertips with a garden shed/storeroom and double lock-up garaging.

And let's talk location! You're just a hop, skip, and jump away from everything you need - groceries, medical centres, public transport, and even a 24/7 Woolies & Spudshed. Plus, Westfield Carousel and direct routes to Perth CBD and the Stadium are all just around the corner.

The Home & What We Love?!

- * Exceptionally Located!
- * Year Built: 2008
- * Block Size: 203m2 with Build Up Area: 101m2
- * Spacious & well-proportioned throughout
- * Split system air-conditioning
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$680-\$700/week, not bad right?!

Outgoings:

- * Council Rates: app. \$1,747.37 (FY 2023 - 2024)
- * Water Rates: app. \$1,218.17 (FY 2023 - 2024)
- * Strata Levies: app. \$441.28/q (which includes Admin: \$421.28/q + Reserve: \$20.00/q)

Contact Edward Lim on 0408 929 655 today, and start living the life you deserve!

* 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	5F2PFFB
Property Type	Villa
Land Area	203 m ²
Including	Ensuite Air Conditioning Toilets (2) Courtyard Built-in-Robes Remote Garage Close to Schools

Edward Lim 0408 929 655

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