



## Bentley, 4/82 Queen Street

### BENTLEY BEAUTY!

\*\* FIRST INSPECTION SAT, 5/10/2024 \*\*

Are you ready for a new chapter in comfort and style? Say hello to 4/82 Queen Street - a slice of Bentley living that's as charming as it is modern!

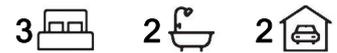
Tucked away in a peaceful complex, this hidden gem welcomes you into a world of serenity the moment you step inside. Picture yourself unwinding in your own private courtyard, surrounded by quiet tranquility.

This isn't just a house - it's a breath of fresh air! Whether you're a first-time buyer, savvy investor, or looking to downsize, this home has been designed with YOU in mind.

The open-plan kitchen, dining, and living area is an entertainer's dream. The kitchen? It's a stunner, with sleek modern appliances and low-maintenance flooring that's as practical as



**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**  
**\*\*25 OFFER\$ RECEIVED!**

**View**  
[ljhooker.com.au/5FA0FFB](https://ljhooker.com.au/5FA0FFB)

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

it is stylish.

When it's time to retreat, you'll love the three spacious bedrooms, all with built-in robes.

The master comes with its own ensuite and with a fresh, sleek common bathroom, everyone's comfort is guaranteed.

But wait, there's more! Your outdoor oasis awaits. The undercover courtyard with its easy-care garden is the perfect spot for morning coffee or evening relaxation. An outdoor storeroom and double lock-up garage has got practicality and convenience all wrapped up!

And the location? You'll be just moments from everything - groceries, medical centres, public transport, Woolies and even a 24/7 Spudshed. Westfield Carousel, the CBD, and the Stadium are just a short drive away.

With a low-maintenance lifestyle, split-system air conditioning, NBN connectivity, and the perfect balance of comfort and style, this is the home you've been waiting for!

The Home & What We Love?!

- \* Exceptionally Located!
- \* Year Built: 2008 | Block Size: 234m<sup>2</sup> with Build Up Area: 141m<sup>2</sup>
- \* Spacious & well-proportioned throughout
- \* Split system air-conditioning + Ceiling fans
- \* Quality bamboo wooden flooring
- \* Security screen throughout
- \* Low-maintenance garden beds
- \* NBN (FTTP, the better one)
- \* Easy access to nearby public transport
- \* Estimated rental: \$700-\$720/wk, not bad right?!

Outgoings:

- \* Council: app. \$1841.23 (FY24-25)
- \* Water: app. \$1229.47 (FY23-24)
- \* Strata Levies: app. \$468.82/q (incl Admin: \$447.57/q + Reserve: \$21.25/q)

Don't miss out on this Bentley beauty - call Edward Lim on 0408 929 655 today!

\* 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

<b>Property ID</b>	5FA0FFB
<b>Property Type</b>	Villa
<b>Land Area</b>	234 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Built-in-Robes Remote Garage Close to Schools Close to Shops

**Edward Lim 0408 929 655**

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