



Bentley, 5/7 Queen Street

READY & WAITING FOR YOU!

Proudly presented by Edward Lim...

Get ready to fall head over heels for the Bentley lifestyle - because this one's a keeper! Say hello to 5/7 Queen Street, where charm meets convenience in the most delightful way.

Tucked away in a beautifully maintained complex, this hidden sanctuary welcomes you with a cosy rear courtyard, offering a slice of serenity from the moment you step inside. It's fresh, inviting, and absolutely brimming with warmth - ready and waiting for YOU! Whether you're a first-time homebuyer, savvy investor, or looking to downsize, this gem ticks all the right boxes.

The heart of the home? A spacious, open-plan kitchen, dining, and living area with easy-care flooring - perfect for modern living! The open plan kitchen, featuring sleek appliances and plenty of bench space to whip up your favourite dishes. Plus, there's a handy laundry



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/5FU7FFB

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

with direct access to the courtyard.

Need room to unwind? You've got it! Three generously sized bedrooms (all with built-in robes) promise restful nights, while the master bedroom comes complete with its very own ensuite. A sparkling second bathroom services the other bedrooms and guests with ease.

But wait - there's more! Step outside to your own private oasis - a gorgeous courtyard with a low-maintenance garden bed, ideal for morning coffees, sunset drinks, or simply soaking up the fresh air. Bonus features? A garden shed/storeroom AND parking for two vehicles in tandem! Now, that's what we call practical luxury.

And let's talk location - because this one's a winner! Just a hop, skip, and jump from local amenities, including a greengrocer, medical centre, and Woolies & Spudshed (hello, 24/7 shopping!). Need retail therapy? Westfield Carousel is just minutes away. Plus, with direct bus access to Perth CBD and the Stadium via Albany Highway, getting around is a breeze!

The Home & What We Love?!

- * Amazingly Positioned
- * Year Built: 2000
- * Block Size: 183m² with Build Up Area: 133m² (incl residence: 108m², porch: 3m², carport: 17m² and storeroom: 5m²)
- * Spacious & well-proportioned throughout
- * Split system air-conditioning plus ducted system too (reverse cycle)
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$690 - \$720/week, good eh?!

Outgoings:

- * Council rates: \$1,819.12 (FY 24/25)
- * Water rates: \$1,195.55 (FY 23/24)
- * Strata Levies: app. \$637.00/q (which includes Admin: \$602.00/q, Reserve: \$35.00/q)

Don't let this beauty slip away! Call or text listing agent, Edward Lim on 0408 929 655 today and turn your Bentley dream into reality!

** 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	5FU7FFB
Property Type	Villa
Including	Air Conditioning Toilets (2) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport

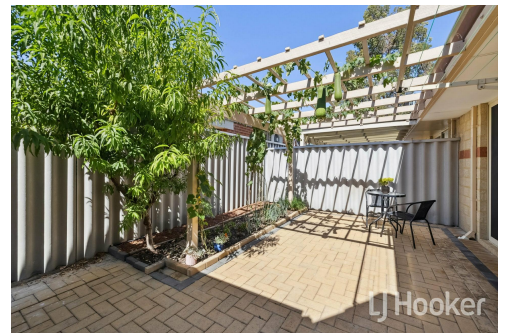
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