

Bentley, 6/86-88 Chapman Road

STEP INTO SERENITY!

Proudly presented by Edward Lim...

Step into your own wonderland of chic living at 6/86-88 Chapman Road - a dazzling slice of Bentley bliss that's bursting with modern charm and endless possibilities!

Imagine discovering a hidden oasis tucked away in a serene complex where every step feels like a mini vacation. As soon as you cross the threshold, you're greeted by a delightful open-plan living space that's as stylish as it is welcoming. The kitchen, with its sleek modern appliances and fuss-free flooring, isn't just a place to whip up meals - it's your personal stage for culinary creativity!

Dreaming of a private retreat? Picture yourself savouring a quiet moment in your very own courtyard oasis, a secret haven perfect for morning coffees or sunset chats. With three spacious bedrooms featuring built-in robes, there's plenty of room to relax and recharge.



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

****13 OFFERS RECEIVED!**

View

ljhooker.com.au/5FV8FFB

Contact

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

The master bedroom even boasts its own luxe ensuite - a little slice of everyday indulgence that's just too good to pass up. And with a crisp, contemporary common bathroom and a handy laundry that opens onto a charming drying courtyard, every detail is designed with your comfort in mind.

But wait, there's even more! Step outside to find an inviting outdoor space complete with an easy-care garden bed - ideal for unwinding after a long day. Add in a double lock-up garage plus storage area, and you've got a perfect blend of practicality and pizzazz!

Location? It doesn't get any better. You're moments away from everything - groceries, medical centers, public transport, and even a round-the-clock Spudshed and Woolies. With Westfield Carousel, the CBD, and the Stadium just a short drive away, every adventure is within easy reach.

This home is your ticket to a low-maintenance, high-style lifestyle complete with split-system air conditioning and NBN connectivity. So why wait? Seize the chance to live in a place that's as unique and vibrant as you are.

The Home & What We Love?!

- * Exceptionally Located!
- * Year Built: 2005 | Block Size: 278m² with Build Up Area: 160m²
- * Spacious & well-proportioned throughout
- * Evaporative cooling system
- * Low-maintenance garden beds
- * NBN (FTTP, the better one)
- * Easy access to nearby public transport
- * Private, Low Maintenance & Secure
- * Estimated rental \$750-\$780/week, good eh?!

Outgoings:

- * Council Rates: app. \$1,897.37 (FY24-25)
- * Water Rates: app. \$1,263.42 (FY23-24)
- * Strata Levies: app. \$525/qtr (incl Admin: \$490.00/q & Reserve: \$35.00/q)

Pick up the phone, call or text listing agent Edward Lim on 0408 929 655 today. Your new exciting chapter awaits!

** 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	5FV8FFB
Property Type	Villa
Including	Ensuite Evaporative Cooling Courtyard Built-in-Robes Remote Garage Close to Schools Close to Shops Close to Transport

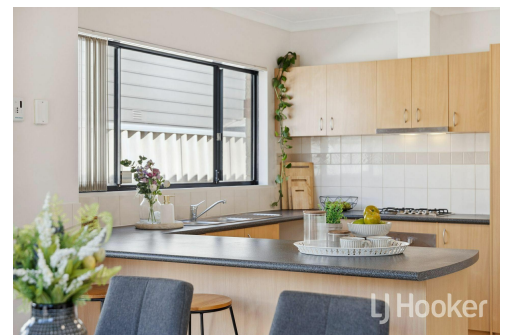
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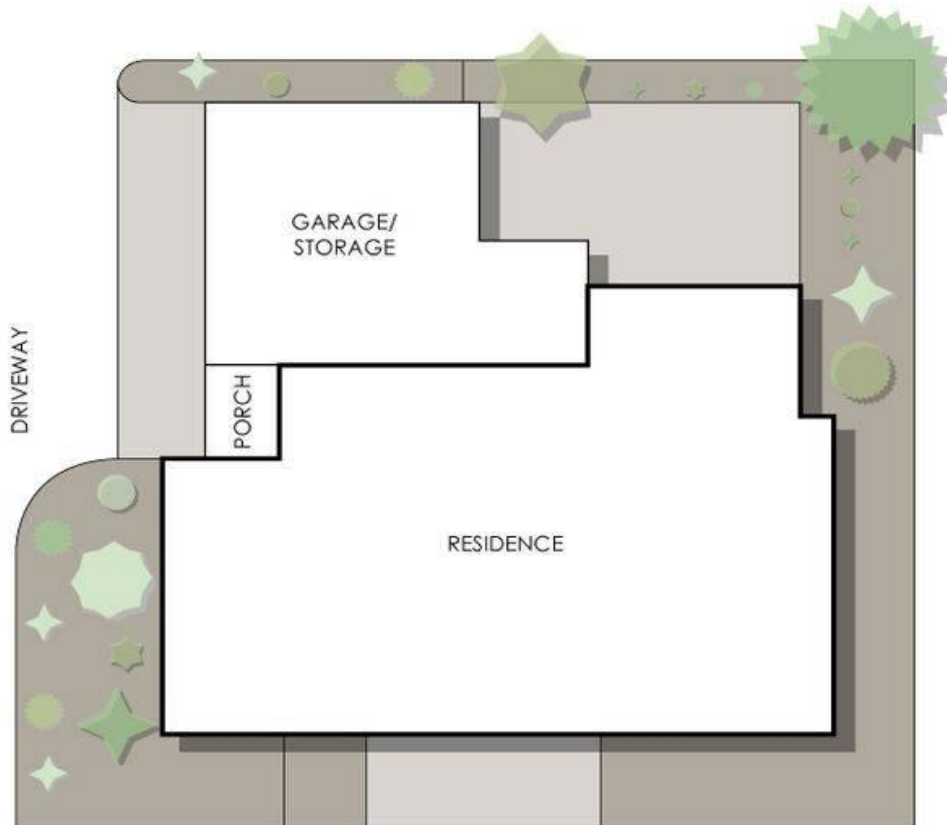
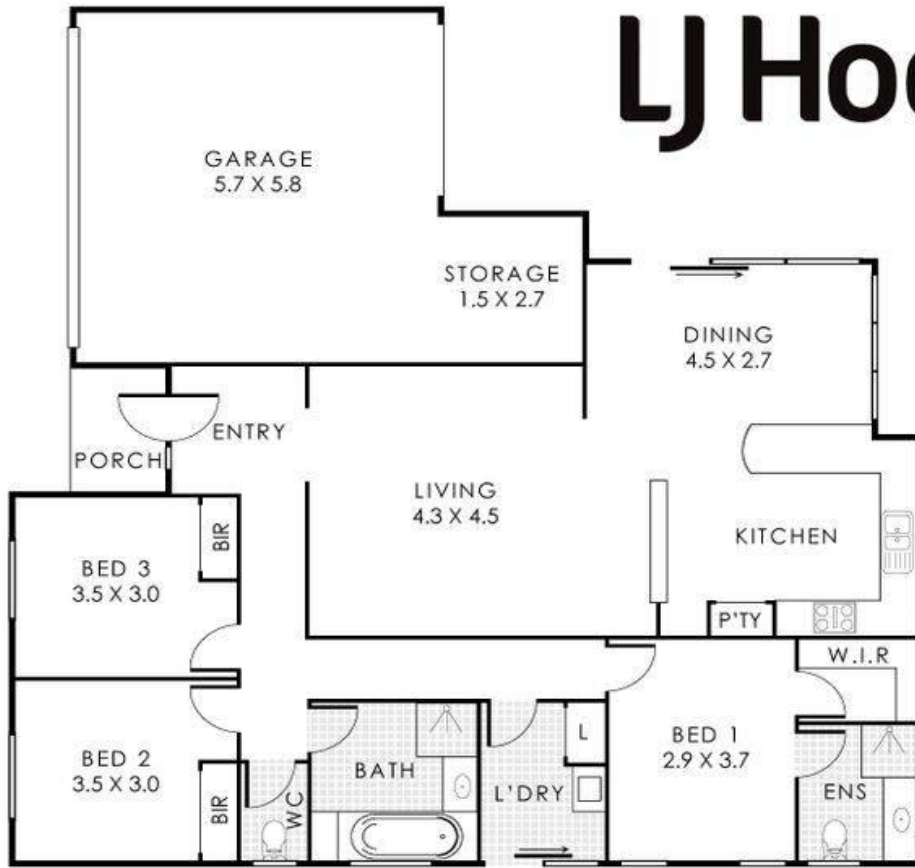


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LJ Hooker



6/86-88 Chapman Road, Bentley

Residence 123m² | Garage/Storage 37m²
 Total Area 160m² | Total Lot Size 278m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. Cite Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.citecreative.com.au



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