







Nest or Invest: Modern Comfort in Bentley

4 2 2 276m2

Are you looking to enter the market or grow your investment portfolio?

Look no further than this modern 2014-built home, perfectly positioned in one of Bentley's most desirable pockets. Offering the ideal blend of comfort, privacy, and convenience, this residence is tucked away at the rear of a neat and well-maintained complex, ensuring peace and seclusion while remaining close to all amenities.

Set on a 276sqm lot, the split-level home features 4 bedrooms, 2 bathrooms and generous open plan living - an ideal choice for first home buyers, families, or savvy investors seeking strong rental returns.

With the Bentley Redevelopment Project underway, this area is set to transform into a vibrant, well-connected community - making now the perfect time to secure your slice of this high-growth suburb.

Step inside to discover light-filled open plan living, a well-appointed kitchen with stone benchtops and stainless steel appliances, and a private courtyard perfect for entertaining or relaxing in peace.

Features You'll Love:
• Bright kitchen with ample cupboard space, dishwasher & 4-burner gas cooktop
• Spacious open plan living & dining with split system reverse-cycle air-

Price	SOLD for $850,000
Property Type	Residential
Property ID	32389
Land Area	276 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

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conditioning
• Master bedroom with reverse-cycle air conditioning and spacious ensuite bathroom + WIR
• Main bathroom with shower & bath + separate powder room
• Versatile 4th bedroom or study
• Built-in robes for bedroom 2 and 3 & neutral tones throughout
• Low-maintenance tiled living areas & carpeted bedrooms
• Secure under roof carport with storage room
• Paved courtyard & easy-care gardens
• Flyscreens & venetian blinds to all windows & doors
• Fully enclosed cat or bird netting in the alfresco
• Pet door located at open living area

Lifestyle You'll Live:
With Curtin University, Vic Park's vibrant café strip, and an array of parks and shopping centres nearby, you'll enjoy a lifestyle of convenience less than 10km from Perth CBD. Easy access to Manning Road, Albany Highway and Leach Highway.

Distance (approx):
200m to local bus stop & open park
750m to Wyong Reserve
1.1km to Farmers Market on Manning
1.3km to Bentley Plaza
2.7km to Curtin University
3.4km to Waterford Plaza
3.9km to Westfield Carousel
Less than 10km to Perth CBD
4km to Westfield Carousel Shopping Centre
5km to Collier Park Golf Course

Details You'll Need:
Total Living Size: 137sqm
Strata Fees: $321.95 PQ
Council Rates: $2135.96 PA (FY 24/25)
Water Rates: $1365.40 PA (FY 24/25)
CURRENTLY TENANTED at $750 per week until 10th JULY 2026
Potential rental up to $850 per week in the area!

Don't miss your chance to secure this stylish, low-maintenance home in a prime location. Whether you're buying to live in, upgrade, or invest - this property ticks all the boxes. This is a fantastic opportunity to secure a home in a suburb poised for growth.

Contact Janet Yeap on 0452 018 118 today for more information or to book your look!

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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