

Sold



7, 10 Duke Street, Bentley



Nest or Invest: Modern Comfort in Bentley

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-

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Price SOLD for \$850,000

Property Type Residential

Property ID 32389

Land Area 276 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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XCEED 
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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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