







Nest or Invest in the Heart of Bentley's Growth Corridor

Are you looking to enter the market or expand your investment portfolio? This modern 2015-built residence presents a compelling opportunity in one of Bentley's most desirable pockets.

Positioned within a neat and well-maintained complex, this street-front home offers the perfect balance of comfort, modern living and convenience - all within close proximity to everyday amenities.

Set on a 277sqm lot, the thoughtfully designed split-level layout features 4 bedrooms, 2 bathrooms, and generous open-plan living. Whether you are a first home buyer, growing family, or savvy investor seeking strong rental returns, this property ticks all the right boxes.

With the highly anticipated Bentley Redevelopment Project set to transform the surrounding area into a vibrant, well-connected community, and Bentley's median house price currently sitting around $921,800, the suburb is primed for continued capital growth. This is your opportunity to secure a foothold in a high-demand location before it joins the $1 million club.

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-conditioning

4 2 2 277m2

Price	SOLD for $915,000
Property Type	Residential
Property ID	32796
Land Area	277 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

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WA, 6017 Australia
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• 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 double garage with storage area
• Paved courtyard & easy-care gardens
• Flyscreens & venetian blinds to all windows & doors
• Low maintenance

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 lapprox 9km 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 Manning Road Farmers Market
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: 177sqm
Strata Fees: $160 PQ
Council Rates: $2135.96 PA
Water Rates: $1365.40 PA (FY 24/25)

CURRENTLY TENANTED at $700 per week until 11th September 2026
Potential rental up to $900 per week in the area!

Don't miss your chance to secure this modern, low-maintenance home in a prime location. Whether you're buying to live in, upgrade, downgrade 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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