

132 Walpole Street, Bentley, WA 6102



House For Sale

Thursday, 11 April 2024

132 Walpole Street, Bentley, WA 6102

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 486 m2

Type: House



Scott Fletcher

0864015800

End Date Sale

Open today at 5pm sharp... Discover unbeatable value here, where affordability meets modern comfort and space. This well-designed 3-bedroom 2 bathroom street-front facing home has NO strata fees and comes complete with a double garage and a roomy yet manageable 486sqm block of land. No doubt, this brilliantly positioned property will exceed your expectations in terms of space, contemporary style, functionality, and location. Situated in a prime location across from the local IGA and Australia Post Office, and directly opposite a small strip of parkland with ample parking for visitors just in front, it's fair to say that convenience is at your doorstep. Enjoy easy access to essential amenities, schools, Curtin University, public transport and of course the river. East Victoria Park is just minutes away and the Perth CBD is an easy commute along Albany Highway or Manning Road. Step inside to modern open plan-design living that maximizes every inch of this inviting home. Features and benefits include:

- Strata lot comprising a total lot area of 486sqm. Inside 163sqm. Outside 323sqm
- No strata fees. Street front facing strata block with no shared land with neighbour.
- Fully air-conditioned with split systems to all three bedrooms and main living
- The master bedroom comprises an ensuite and walk-in-robe (carpeted)
- Bedrooms two and three are spacious with built-in robes (carpeted)
- Modern kitchen has a breakfast bar, and window looking outside to rear yard
- Main living/dining and kitchen is nice and bright with plenty of windows and down-lights
- Main bathroom has separate bath and shower.
- Double garage with auto remote-controlled door
- Storage area at rear of garage plus shoppers entry
- Colorbond fencing to all boundaries fences
- Auto-reticulation timer (reticulation all needs repair)
- Instant gas hot water system and gas cook-top in kitchen
- Solar panels

Water Rates: \$1,174.53pa • Council Rates: \$2000pa (approx) • School Catchment: Bentley Primary School & Kent Street Senior High School

Say goodbye to soaring energy bills with the inclusion of solar panels, offering both environmental sustainability and significant cost savings. With every ray of sunshine, you're one step closer to a more affordable lifestyle. And with a spacious backyard and a small shed for added storage, this property is perfect for families in need of room to grow and move. Let the kids run free in the yard while you relax and unwind. This backyard is a blank-canvas awaiting its new owner to put up a patio and install some lawn, to create a private oasis. Whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a lucrative opportunity, or a down-sizer in search of a comfortable retreat, this property ticks all the boxes. With no strata fees, your investment goes further, allowing you to enjoy the benefits of homeownership without the added financial burden. The best part? This exceptional property won't break the bank. At the End Date, the end price shouldn't break the bank. Act now and make this property yours before it's too late. To view, we will see you at the next open home or to enquire feel free to call Scott Fletcher on 0412181122.*To be sold via End Date Sale by 5pm, Saturday 27th April 2024. Absolutely ALL offers will be presented. The seller reserves the right to sell prior to the advertised End Date at anytime.