

**2/60-62 Chapman Road, Bentley, WA 6102**



**Sold Apartment**

Monday, 14 August 2023

2/60-62 Chapman Road, Bentley, WA 6102

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim  
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**\$255,000**

Proudly Presented by Edward Lim Get ready for a fantastic adventure in this tidy and secure unit nestled in an inner-suburb oasis! Finally, the lifestyle you've been dreaming of is within reach. Step into a world of open living spaces that will leave you in awe. Large windows flood the unit with glorious natural light, creating an uplifting ambiance that will brighten your days. And guess what? You can say goodbye to sweltering summers and chilly winters because this place comes with split system air-conditioning for year-round comfort! The bedrooms are perfectly sized, ensuring ample space for all your relaxation needs. Plus, the bathroom has been tastefully renovated and modernized, making it a haven for both residents and guests. This gem of a property is your golden ticket to the market, offering an ideal opportunity to secure a premier apartment home in a location that's practically a stone's throw away from the CBD. And if you're an astute investor, brace yourself for stable rental income while expanding your portfolio. And let's not forget about the unbeatable location that will have you jumping for joy! Imagine being just a hop, skip, and a jump away from local shops (including the amazing Westfield Carousel), breathtaking parklands, prestigious Curtin University, and convenient public transport links. It's a dream come true! But wait, there's more! Check out these incredible features and benefits that will leave you grinning from ear to ear: \* Year Built: 1968 | Build Up Area: 53m<sup>2</sup> \* A renovated open plan that's a chef's delight, complete with gas cooking appliances & a dishwasher (Say goodbye to tedious dishwashing sessions!) \* Prepare to be spoiled by a spacious main bedroom that beckons you to unwind and relax \* The bathroom has been stylishly renovated & cleverly combined with the laundry, maximizing functionality & efficiency \* Rest easy knowing that you're in a secure gated complex with parking at the rear. Safety & convenience, all rolled into one! \* Say hello to a gas hot water system that will provide you with comforting showers day after day \* Spacious & impeccably proportioned throughout \* Low maintenance & secure, allowing you to enjoy peace of mind \* Estimated rental \$350 - \$370/week, watch that bank account grow! Outgoings: \* Council Rates: app. \$1,568.96 (FY 2022/2023) \* Water Rates: app. \$841.72 (FY 2021/2022) \* Strata Levies: app. \$700/qtr (which includes Admin: \$550/qtr & Reserve: \$150/qtr) Don't miss out on this incredible opportunity. Grab your chance to experience a fun and exciting lifestyle in this neat and secure unit. Presently tenanted by a reliable tenant for \$330/week until 15/4/2024. Contact Edward Lim on 0408 929 655 now for more information or to arrange a viewing. \*\* 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 carry out their own investigations. \*\*