

**3/4-8 Bedford Street, Bentley, WA 6102**



**Sold Villa**

Saturday, 23 September 2023

3/4-8 Bedford Street, Bentley, WA 6102

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 218 m2**

**Type: Villa**



Edward Lim  
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**\$420,000**

**\*\*FIRST OPEN HOME ON SAT, 30/9/2023\*\*** Proudly Presented by Edward Lim This well-maintained three-bedroom street front villa offers a plethora of options for first-time buyers, FIFO workers, city dwellers, and investors alike. Impeccably cared for, this home is ideal for those who want to embrace life without the hassle of renovations. Packed with features, this comfortable residence boasts a practical floor plan designed for easy living. Welcome to 3 / 4-8 Bedford Avenue! As you enter, a carpeted formal lounge beckons, just off the tiled hallway. Proceeding into the living/dining area, you'll find it seamlessly connects to a paved alfresco courtyard - an entertainer's dream. Fully fenced, landscaped, and low-maintenance, it's ready for children, pets, and gatherings with friends. Imagine relaxing in the evening with a glass of wine or your favourite book in this inviting space! Back indoors, the tiled kitchen features ample cupboard space with a neutral tile splashback over the gas cooktop. It's complemented by a double sink and a built-in fridge/freezer recess. The three bedrooms are generously sized, with two of them equipped with built-in robes. A spacious bathroom and a separate WC complete the accommodation. With a single lock-up garage and an additional car bay, you can be rest assured that your vehicle will be safe and sound. But, truth be told, living here, you may not even need your car often. Walk to pick up your take-out dinner, with regular buses down Albany Highway providing easy access to the city. Everything you need is just a short stroll away, from your local Spudshed and Woolies to medical centres, fitness facilities, and parks. Location is truly the key! Now, let's get into the nitty-gritty of this property: \* Year Built: 2001 | Block Size: 218m<sup>2</sup> with Build Up Area: 90m<sup>2</sup> \* Single lock-up garage plus an allocated car bay \* 3 generously sized bedrooms \* Spacious bathroom with a separate WC \* Generous laundry with linen/storage cupboard \* Separate formal lounge room \* Outdoor entertaining area \* Secure storeroom off the alfresco area \* Split system air conditioning in both living areas \* Multiple living areas (carpeted formal lounge & tiled family living) \* Low maintenance & secure because it's all about peace of mind \* Perfect lock & leave because life should be easy... \* Super low strata levies! \* Estimated rental \$500 - \$520/week Outgoings: \* Council Rates: app. \$1,733.10 (FY 2023/2024) \* Water Rates: app. \$1,099.65 (FY 2022/2023) \* Strata Levies: \$262.45/q Look no further than this tidy, move-in-ready home located in the most well-connected part of the suburb. Walk to Bentley Plaza, take a short drive to Westfield Carousel, and enjoy doorstep access to public transport to the CBD. The choices are yours! Presently rented by a reliable tenants for \$390/week until 9/12/2023. For more information or to explore this home for yourself, call or text listing agent, Edward Lim on 0408 929 655. \*\* 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. \*\*