

**6/14 John Street, Bentley, WA 6102**



**Apartment For Sale**

Friday, 17 May 2024

6/14 John Street, Bentley, WA 6102

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Apartment**



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## Offers Low to Mid \$300,000's

Welcome to modern living with this stylish and modern one bedroom apartment. With a contemporary design and close proximity to Bentley Plaza and transport options, this apartment offers convenience and comfort for your lifestyle needs. Don't miss the opportunity to own this fresh, modern abode. This one bedroom, first floor apartment provides modern living with an easy flow design and a large outdoor, fully covered, balcony area for all year round use. Step into a well designed combined living, dining, and kitchen area, with a large sliding door leading effortlessly through to an oversized covered balcony area which looks out to tree tops. Imagine winding down at the end of your day, relaxing on your private balcony and watching the world go by. The large sliding door and windows allow natural light to flood through. The well appointed, modern kitchen is equipped with an electric oven, electric cooktop, dishwasher, ample storage, including pantry and bench space with room for bar stools to create a breakfast bar seating area. Wooden floorboards flow through the living areas and into the bedroom adding warmth throughout. A queen sized bedroom space, with mirrored wardrobes leads through to the combined bathroom laundry area, including linen storage conveniently tucked away for plenty of storage. The bathroom is complete with shower, vanity, wc and shares the area with a laundry sink and room for a washer and dryer. This apartment is perfect for first-time buyers, investors, or those looking for a convenient and modern living space. Don't miss out on this great opportunity to own a piece of Bentley, an up and coming area, in a convenient location, close to shopping, Curtin University and affording a modern lifestyle.

**WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:**

- Large, relaxing balcony
- Free flow living, kitchen and dining area
- Wooden flooring
- Spacious layout perfect for modern living
- Airconditioned – bedroom and living area
- Combined bathroom/laundry
- Prime, sought after, location
- Secure, gated, allocated parking
- Separate, secure store room

**LOCATION** More than a residence, this is a rare opportunity to experience the perfect balance of modern lifestyle, location and security. Strategically positioned with its short walk to Bentley Plaza and close proximity to Curtin University, as well as easy access to Perth and Victoria Park, this apartment is also handy to transport and amenities.

**RENTAL RETURN** This apartment is currently tenanted until August 2024 at \$400pw.

**TITLE PARTICULARS:** Year Built: 2014 Lot Size: 77 sqm (apartment 50sqm, balcony 10sqm, car bay 13sqm, store 4sqm) City of Canning Council Rates: \$1,689.33 p/a approximately Water Service: \$1,037.16 p/a approximately Strata Levies: \$550 p/q (Admin: \$550 p/q + Reserve: NIL p/q) Contact Angie Taylor (0417 946 056 or [angie@edisonproperty.com.au](mailto:angie@edisonproperty.com.au)) of Edison Property for further information and to book your look.