

**7/60-62 Chapman Road, Bentley, WA 6102**



**Sold Apartment**

Thursday, 26 October 2023

7/60-62 Chapman Road, Bentley, WA 6102

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Edward Lim

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**\$270,000**

Proudly Presented by Edward Lim This dazzling property is your passport to the real estate market, presenting a prime chance to acquire a top-tier apartment in a location that's almost a skip and a hop from the CBD. And if you're a savvy investor, get ready for a steady stream of rental income to boost your portfolio. Introducing 7/60-62 Chapman! The expansive windows welcome abundant natural light, setting a cheerful atmosphere that will uplift your spirits every day. And here's the icing on the cake: bid farewell to scorching summers and frosty winters, as this fantastic place is equipped with a split system air-conditioning system to keep you comfy all year long! The bedrooms (both of them) are just the right size, offering all the space you need for relaxation. And, oh, the bathroom is spacious and also comes with an allocated space for laundry, turning it into a true sanctuary for both residents and visitors. In terms of location, you've hit the jackpot! Think about being just a stone's throw away from local shops (and yes, that includes the incredible Westfield Carousel), stunning parklands, renowned Curtin University, and convenient public transport links. It's a dream come true! But hold on tight as there are more goodies coming your way! \* Year Built: 1968 | Build Up Area: 53m<sup>2</sup> \* An open plan kitchen that'll make every chef jump with joy, complete with gas cooking appliances! \* Prepare to be spoiled by a spacious main bedroom that calls for ultimate relaxation and unwinding! \* The bathroom is spacious, practical, and even doubles up as a laundry haven - maximising functionality & efficiency! \* Rest easy knowing 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'll give you comforting showers day after day! \* Spacious & impeccably proportioned throughout - because we believe in living large! \* Low maintenance & secure, allowing you to enjoy peace of mind without a care in the world! \* Estimated rental \$440 - \$460/week - watch that bank account grow and celebrate! Outgoings: \* Council Rates: app. \$1,632.31 (FY 2023-2024) \* Water Rates: app. \$862.77 (FY 2022-2023) \* Strata Levies: app. \$700/qtr (which includes Admin: \$550/qtr & Reserve: \$150/qtr) Don't let this amazing opportunity slip through your fingers. Seize the moment to enjoy a vibrant and thrilling lifestyle in this well-maintained and secure apartment. Presently tenanted by a reliable tenant for \$397.75/week until 14 March 2024. Contact listing agent, 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. \*\*