

**91 Chapman Road, Bentley, WA 6102**

THE AGENCY

**House For Sale**

Wednesday, 12 June 2024

91 Chapman Road, Bentley, WA 6102

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 351 m2**

**Type: House**



Michael Keil

0412255838

## EOI From \$699,000

This four-bedroom, two-bathroom family home is nestled in one of Bentley's most sought-after precincts. Offering two living areas, spacious bedrooms and a thoughtful, open plan layout, this is an ideal home for a young family. Enviably positioned on a quiet street with easy access to renowned amenities, shops and excellent schools, a vibrant lifestyle awaits you! Set back from the street with a wide frontage and lush front lawn, the charming facade complete with gables and exposed brick creates a warm introduction. Through a foyer-style entry, the home opens onto low-maintenance tiled flooring and neutral tones creating a feeling of calm. The formal lounge presents a wonderful second living area that will be perfect for relaxing with a good book. The open plan kitchen, living and dining room is spacious and provides a wonderful setting for family togetherness. You'll love the country-style kitchen complete with lots of bench and cupboard space and modern appliances. The master bedroom is complete with a walk-in robe and ensuite delivering an ideal parental retreat. Three well-sized secondary bedrooms are thoughtfully positioned at the rear of the home allowing ample space for all residents. This is an ideal next step for a young family, investor or anyone in between! Don't hesitate, this home will not last long - contact Michael Keil today to register your interest!

**Property Features:** Elegant facade with gables and exposed brick Lush front lawn Double carport Foyer-style entry Low maintenance tiled flooring Lounge upon entry Master suite with walk-in robe and ensuite with vanity, shower and WC Open plan kitchen, living and dining room Country style kitchen with wrap around benchtop, lots of cabinetry and modern appliances Three well-sized secondary bedrooms all with robes Primary bathroom with vanity, shower, bath and separate WC Laundry Green title block with 351 SQM of land Ducted air conditioning Water Rates: \$1,343.90 pa Council Rates: \$1,933.19 pa Block Size: 351 sqm

**Location Features:** Located on a quiet leafy street Close to Bentley Plaza Just moments from vibrant cafes and restaurants Close to renowned schools Easy access to public transport

Expressions of Interest Close 12 June 2024 at 7.30pm (unless sold prior). Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.