

**99 Chapman Road, Bentley, WA 6102**



**Sold House**

Monday, 14 August 2023

99 Chapman Road, Bentley, WA 6102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Edward Lim  
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**\$540,500**

Proudly presented by Edward Lim Prepare to be amazed by this incredible double brick and tile family home. Welcome to 99 Chapman Road! Get ready to experience the perfect blend of comfort and convenience in this beautiful standalone family home. Situated on a spacious 350m<sup>2</sup> green title block, you'll have everything you need right at your doorstep. From parks and schools to shops and transportation, all the amenities you desire are just moments away. Imagine the convenience of having Bentley Plaza, Westfield Carousel, Mitchell Park, public transport options like buses and trains, Perth CBD, Airport, Optus Stadium, Crown, and so much more within easy reach! Built in 2001, this home has it all. Step inside and discover three generously sized bedrooms, two bathrooms, a double lock-up garage, multiple living areas, and a sunlit open-plan family living space that seamlessly integrates the kitchen, dining, and outdoor entertainment area. It's a home that truly offers so much. As you enter, you'll be greeted by a warm and inviting formal lounge area, basking in natural sunlight. Right next to it is the master suite, featuring a built-in robe and a private ensuite bathroom—your own little sanctuary within the home. The heart of this home is the open kitchen, overlooking the family living area. With ample benchtop space, a breakfast bar for four, modern appliances, and a well-sized pantry, this kitchen is perfect for whipping up delicious meals, hosting guests, and creating cherished memories with your loved ones. Throughout the home, you'll notice a neat and tidy ambiance, with the light-filled family living area radiating a cozy and welcoming atmosphere. It effortlessly flows onto the covered alfresco area, offering a seamless indoor-outdoor living experience. The accommodation wing is where you'll find two more bedrooms with built-in robes, providing privacy and separation from the master suite. A common bathroom and a separate toilet cater to the needs of these bedrooms as well as guests. The common bathroom is a spacious and beautifully designed retreat, complete with a shower screen and vanity counter. It's the perfect haven for your guests or family members. Don't forget about the separate laundry area, conveniently located with direct access to the outside clothesline. Laundry day just got a whole lot easier! Let's recap the Highlights! \* Year Built: 2001 \* Green Title | Block Size: 350m<sup>2</sup>, Build Up Area: App. 131m<sup>2</sup> \* Exceptionally Located! \* So CONVENIENT... \* Open-Plan Kitchen, Dining & Living Area \* Double Lock Up Garaging with shopper's entrance \* Seamless indoor-outdoor living \* Easy access to nearby public transport (train station & bus stop) \* NBN (FTTP - that's the better one!) \* Low Maintenance, Private & Secure \* Perfect Lock & Leave \* Estimated rental \$560 - \$580/week Outgoings: \* Council Rate: TBA \* Water Rate: app. \$1,293.59 (FY 2022/2023) Whether you're a first-time homebuyer, downsizing, or searching for a lucrative investment opportunity, this property is sure to capture your heart. Presently tenanted by a reliable tenant for \$500/week on a periodic lease. For more information or to arrange a viewing, please contact Edward Lim at 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. \*\*