

# 14 Whitby Court, Bentley, WA 6102

THE AGENCY

## House For Sale

Wednesday, 26 June 2024

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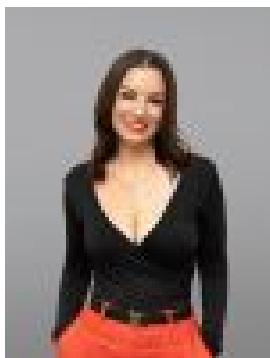
Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 496 m<sup>2</sup>

Type: House



Vanessa Naso  
0419942106

## Offers

Discover your spacious sanctuary in this inviting modern 4 bedroom, 1 bathroom family home. Sitting comfortably on a generous 496m<sup>2</sup> block, in a quiet cul de sac. What an opportunity for first home buyers, investors, down sizers and regional buyers wanting a city base. There's even room for your boat or caravan! Step into a sprawling lounge and dining area, complete with a split system air conditioner for year round comfort. Flowing to the modern kitchen boasting sleek stainless steel appliances including a dishwasher, perfect for culinary enthusiasts overlooking the pleasant yard. Down the hallway you will discover each bedroom on the larger size, all featuring built in robes and ceiling fans, ensuring relaxation and privacy. The sizeable bathroom is well positioned for easy access along with the separate laundry and toilet. A well thought out floorplan for functionality in the home. Outside, entertain effortlessly under a large paved undercover area, flowing out to the lush lawn, complemented by a handy garden shed for extra storage. With a double carport and additional driveway parking, there's plenty of space for vehicles. Enjoy the comfort of ducted evaporative air conditioning and plenty of room for your pets to run around. Located for ultimate convenience, with easy access to Manning Road, Leach Highway, and Albany Highway, this home offers a short drive to Waterford Plaza, Westfield Carousel, local schools, and Curtin University. Embrace a lifestyle of comfort and convenience in this well connected haven. Council Rates : \$1741 P/A Water Rates : \$1209 P/A\*\*Currently tenanted @\$550 per week until 23/09/24 with potential to achieve more once this lease ends. Contact LOCAL LISTING AGENT Vanessa Naso 0419 942 106 for further information. Don't hesitate on making this gem yours today! 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.