

12A Isobel Street, Bentley, WA 6102

House For Sale

Tuesday, 7 January 2025

12A Isobel Street, Bentley, WA 6102

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 419 m2

Type: House



Emily Garden

Offers Over \$695,000

Located just a 5-minute drive from the vibrant Vic Park Café strip, 10 minutes from Curtin University, and 15 minutes from the CBD, this family-friendly home offers the perfect blend of convenience and lifestyle. Nestled in a sought-after location, it provides easy access to local amenities, dining options, and excellent educational institutions, making it an ideal choice for families and professionals alike. This well-designed home offers an open plan living, dining, and kitchen area, featuring 3 metre-high ceilings, textured walls, and reverse cycle air conditioning for year-round comfort. The modern kitchen has stone benchtops, black hardware, and a large window providing a serene garden outlook. Key features include a spacious main bedroom with an ensuite, a versatile fourth bedroom with garden access, and a balcony offering expansive views.

THE HOME 4 bedroom 2 bathroom Kitchen / dining Living Laundry 2 wc Built approximately 2005

FEATURES Open plan living/dining/kitchen with a reverse cycle split air conditioning, downlights and textured walls 3-metre high ceiling in the living room/dining room Sheer curtains to the dining room window Modern kitchen with feature square black handles, stone benchtops and concrete pendant lights Double sink, pantry, EFF sliding door oven and Bosch dishwasher Large window in the kitchen with a beautiful outlook to the garden Feature wood panelling on the entertainment wall in the living area Linen cupboard Downstairs separate toilet Fourth bedroom/activity area with built-in robe, reverse cycle split system air conditioning, sheer curtains and sliding door access to the garden area Ducted zoned reverse cycle to the upstairs bedrooms Laundry with overhead cabinetry, trough and sliding door access to the carport Bathroom downstairs with bath and separate WC Large window in the stairwell Large balcony with views over the area Large main bedroom with arched window, walk-in robe and ensuite Ensuite with double basin stone benchtops and large walk-in shower Two great size bedrooms upstairs both with built-in robes Sliding linen cupboard Powder room

OUTSIDE FEATURES Garden area with recycled timber garden beds, mature plants and brick paving Shed Two patios Astroturf

PARKING Single garage space

LOCATION 12A Isobel Street in Bentley is in a great spot with plenty of local highlights nearby. If you're into coffee, check out Café Bella Rosa or The Coffee Corner for a good brew and some light bites. For a bit of fresh air, Bentley Park is just around the corner, perfect for a stroll or relaxing outdoors. Curtin University is also close by, making the area popular with students and staff. Getting around is easy too, with bus routes like the 220 and 930 running along Albany Highway, linking you to Perth's city centre and other suburbs.

SURVEY STRATA AREA 419 sq. metres

ESTIMATED RENTAL RETURN Coming soon

OUTGOINGS City of Canning: \$2,013.49 / annum 24/25 Water Corporation: \$1,263.42 / annum 23/24 No Strata Levies

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.