



5/1189 Albany Highway Bentley WA

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Circle this one! (internal photos and inspections commencing shortly) A well located, neat and tidy 3-bedroom x 2-bathroom villa in small complex of 5 opposite major shopping hub and providing easy access to Westfield, Vic Park cafe strip or CBD .

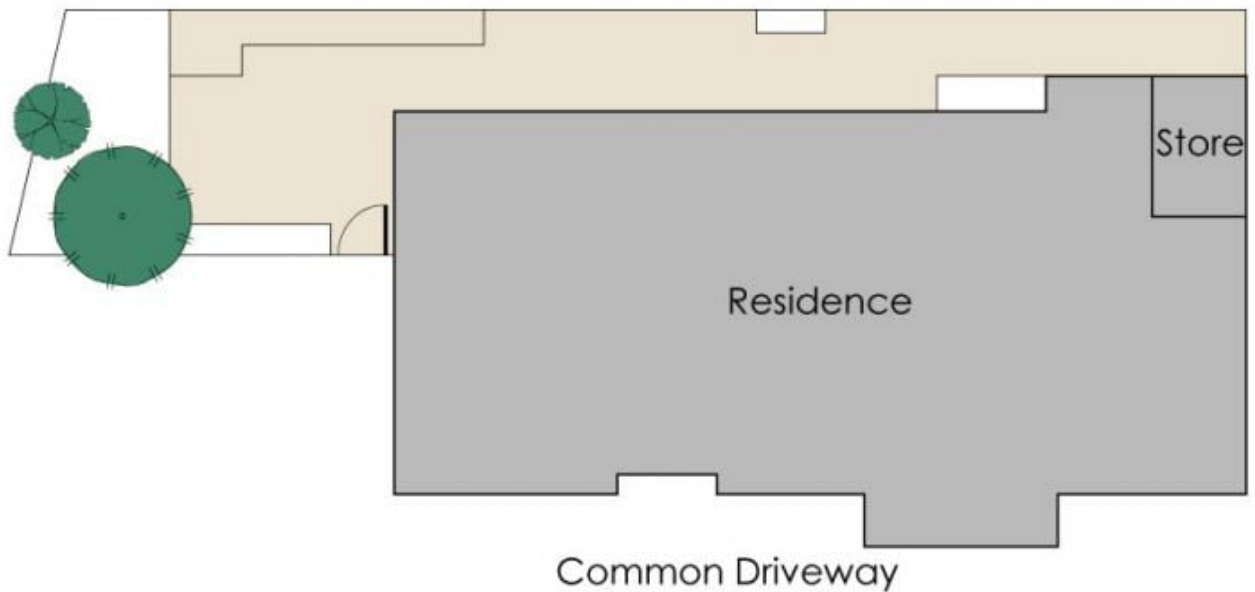
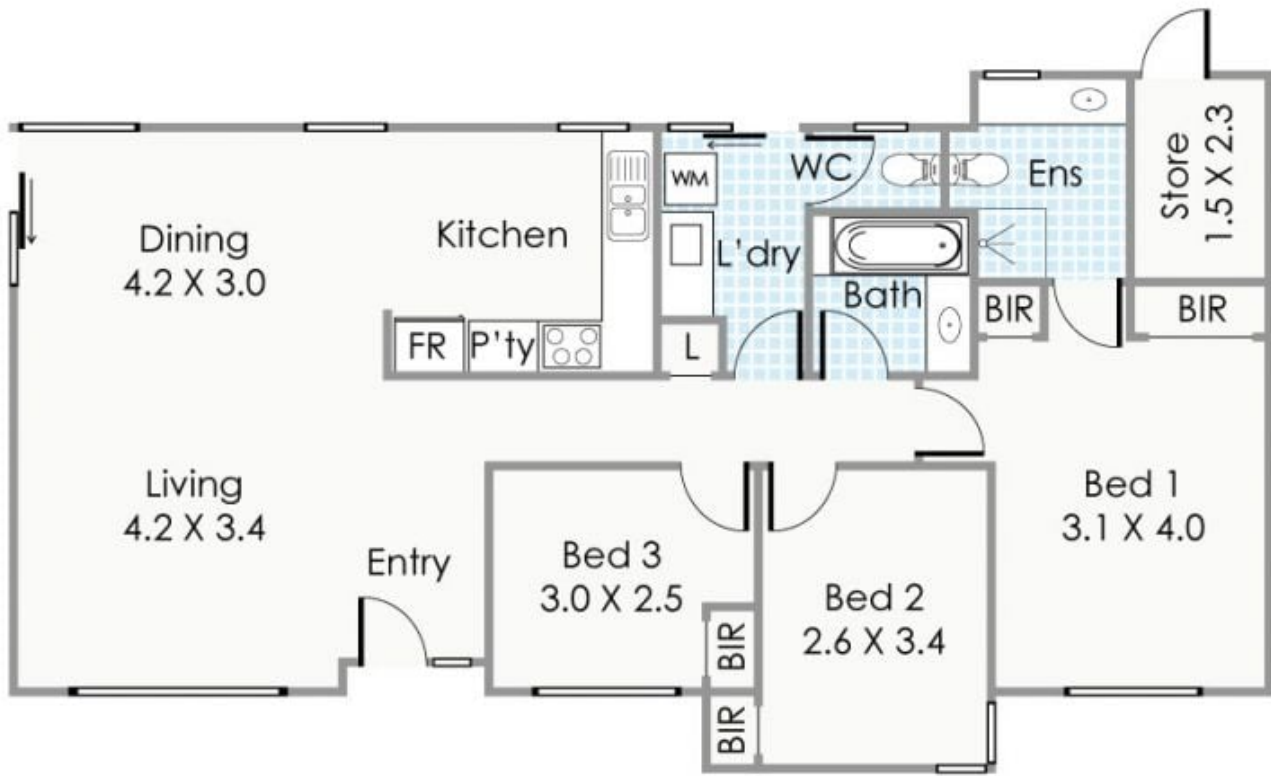
**Building Size** : 106 sqm  
**Land Size** : 170 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/bentley/residential/unit/7936497>

Features include:

- \* Built in 1997
- \* Complex of only 5
- \* Open plan living/meals area with r/c split air-conditioner opening via sliding door onto paved courtyard
- \* Original kitchen in good condition with loads of cupboards (incl overheads) gas/electric upright cooker, large pantry and s/s steel 1.5 sink with flick mixer
- \* Main bathroom with bath/shower combo
- \* Master bedroom with dual robes and ensuite bathroom built in robes
- \* Fully functioning alarm system
- \* Fully insulated
- \* Security screens and doors throughout
- \* Freshly painted throughout inside and outside
- \* New blinds and light fittings
- \* Sewerage available and connected
- \* Gas available and connected (gas hotplate, gas bayonet in living room and gas storage HWS)
- \* Solid rental history - current rent potential \$450pw -



**Kim Findlay**  
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**Approximate Areas**

- Residence: 106m<sup>2</sup>
- Garage: 3m<sup>2</sup>
- Total Area: 109m<sup>2</sup>
- Total Strata Lot: 170m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Cllb Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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