

Sold



18/22 Gochean Ave, Bentley



FRESHLY PAINTED MODERN TOWNHOUSE WITH NEW CARPETS AND PARK VIEWS

This modern townhouse offers a perfect blend of comfort, style, and convenience. Freshly painted with new carpets, this property captures your attention with its quality and affordability.

Backing on to the popular Gochean Park this property boasts views across the childrens play area and beyond from both the back garden and rear balcony, where you can enjoy the greenery without having to look after it.

Don't miss out on the chance to own or invest in this super home at an affordable price, located just under 12 km from the City CBD. This property is ready for its new owners to move in and enjoy!

Townhouse features:

* **Prime Location:** Situated in a highly desirable area with easy access to amenities.

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Price SOLD for \$575,001

Property Type Residential

Property ID 134

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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- * **Open-Plan Living and Dining Area:** Sleek and inviting atmosphere.
- * **Well Equipped Kitchen:** Modern appliances and ample storage space.
- * **Three Good Sized Bedrooms:** All with built-in robes.
- * **Two Bathrooms:** Including an ensuite in the master bedroom.
- * **Additional Toilet Downstairs:** Convenient for guests.
- * **Air Conditioning:** Ducted reverse cycle air conditioning upstairs
- * **Security Features:** Security grilled windows and doors.
- * **Paved Courtyard:** Ideal for outdoor entertaining with low maintenance.
- * **Park Views:** Enjoy scenic views from the back yard and rear balcony.
- * **Constructed in 2002:** With a living area of 115sqm and total area of 180sqm.
- * **Separate Lock-Up Store Room:** Located off the front carport.
- * **Undercover Carport:** Plus space for a 2nd small car
- * **Opposite Parkland:** Council-maintained lawns, swings, and park areas.
- * **Convenient Access to Amenities:** Minutes from Westfield Carousel and Bentley Centre shops.
- * **Proximity to Schools and Public Transport:** Three local schools within 2 km and public transport one street away.
- * **Low Maintenance:** Ideal for easy care living or as a rental investment.
- * **Strong Growth Potential:** Located in Bentley, a suburb with good growth history

Outgoings:

- * Shire Rates: \$1,750 per annum (approx)
- * Water Rates: \$1,200 per annum (approx)
- * Strata Levies: \$584 per quarter (inc building insurance)

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