



1/15 Duke Street Bentley, WA

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## Attention First Home Buyers and Investors

Set in quiet and peaceful location, this immaculate and well-presented front home has a spacious floor plan, a good-size outdoor areas, and perfectly positioned in a convenient location, just a few minutes' walk from Manning Road, shops and parklands.

With open plan living, a lovely light and bright feel, this is the perfect investment or first home, yet offers every modern convenience and great accessibility.

Whether you are downsizing, looking for a great first home, or simply seeking a brilliant investment in an excellent location, this should certainly be on your "must see" list.

- Front formal lounge with floating floorboards and gas bayonet
- Large open plan rear main living and dining area with ceiling fan
- Galley-style kitchen with and gas cooking and ample bench space
- Master bedroom with double built in robes, rear garden outlook and ensuite
- Prime front 294sqm block ? Built 1997

**Price:** \$399,000 - \$439,000

**Council Rates:** \$1,901.37/year (approx)

**Water Rates:** \$1,190.76/year (approx)



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