



SOLD

*** UNDER OFFER BY MULTIPLE OFFERS* *MORE PROPERTIES WANTED***

*** UNDER OFFER BY MULTIPLE OFFERS* *MORE PROPERTIES WANTED***
 Beautifully presented 3x2 stand-alone unit offering peace, privacy and comfort in an unbeatable Bentley location. Featuring high ceilings, open-plan living, a modern kitchen, and a low-maintenance courtyard — all just a short stroll to Bentley Plaza, schools and transport. Perfect for first-home buyers, downsizers or investors.

Why You'll Love It

Step inside and feel instantly at home. This beautifully maintained unit offers a peaceful retreat without compromising on comfort or convenience. The light-filled open-plan layout is perfect for relaxed living and entertaining, while the private courtyard provides the ideal spot for weekend BBQs or quiet evenings. With shops, schools and transport just moments away, you'll enjoy an easy, low-maintenance lifestyle in a quiet, secure setting — simply move in and start living.

Property Features

- Stand-alone unit – NO SHARED WALL, NO STRATA FEE
- Private 210 m2 SURVEY-STRATA TITLED BLOCK, R100 zoning
- Three lovely bedrooms, all with built-in robes
- Master bedroom with modern ensuite
- Two bathrooms, two toilets
- Light-filled open-plan living, dining & kitchen
- High ceilings throughout
- Reverse-cycle air conditioning to the main living area, installed 2023
- Gas point for heating
- Modern kitchen with gas cooktop, electric oven & pantry
- Double garage with remote door & shopper's entry
- Low-maintenance, brick-paved private courtyard
- Mains gas point for BBQ
- New hot water system installed July 2025
- Built in 2011 by Summit Homes
- Quiet rear position – single-level living
- Short walk (around 5 minutes) to Bentley Plaza
- Close to schools, shops, transport & Curtin University
- Perfect for first-home buyers, downsizers or investors

3 BED | 2 BATH | 2 CAR

PRICE:
\$735,000

OPEN FOR INSPECTION:
 N/A



Linda Lee
0448699988
 linda.lee@atrealty.com.au
www.atrealty.com.au

SITE CLASSIFICATION - CLASS A
 (REFER TO SITE REPORT FOR
 DETAILS) WIND LOAD - N1
 COASTAL REQUIREMENTS - NO

ROOF CARPENTER NOTE

ROOF PITCH AT 25°/38 WITH 400W EAVES UND
 TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
 SIZE OF MAINHOLE FRAMING MUST BE BETWEEN 600 x 900
 & 800 x 900
 HANGROPE CEILING TO GARAGE AND EXTERNAL CEILING UND

ROOF PLUMBER NOTE

PROVIDE SLOTTED GUTTERS (EXCLUDING GUTTER ON WALLS)
 FINAL POSITIONS OF RWPS TO BE DETERMINED BY ROOF PLUMBER ON SITE

ROOF INSULATION NOTE

R3.0 CEILING INSULATION TO HOUSE AND GARAGE EXCLUDES
 OUTDOOR AREAS UND (EAVE, PORCH, ETC.)

ELECTRICAL NOTE

SMOKE DETECTOR TO SCA 3.7.2. AS INDICATED ON PLAN @

FIXING CARPENTER NOTE

4 No. 4000 SHELVES TO PANTRY
 4000 SHELF AND RAIL TO ALL WR, ROBE AND ROBE RECESS UND
 PROVIDE MDF CAPPING TO LOW WALL.

SUPERVISOR NOTE

- SC TO ENG. DETAIL GP205
- EXT BRICK PIER TO ENG. DETAIL Y3
- STRUCTURAL MULLION TO ENG. DETAIL U
- EXT STEEL POST TO ENG. DETAIL Y11

GENERAL NOTE

- SINGLE LEAF WALL TO GARAGE IS NOT WATERPROOF

BRICKLAYER NOTE

- PROVIDE GRANITE GUARD BARRIER TO LOT & STRATA BOUNDARY WALL AS PER TERMITE BARRIER DETAIL THIS SHEET
- PROVIDE KORDON FLASHING TO GARAGE & STORE WALLS AS PER TERMITE BARRIER DETAIL ON DETAILS SHEET

CEILING FIXER NOTE

- CEILING AT 5% + PLATE UNLESS NOTED OTHERWISE

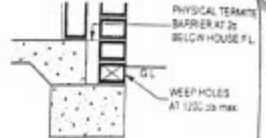
CONCRETOR/

BRICK LAYER NOTE

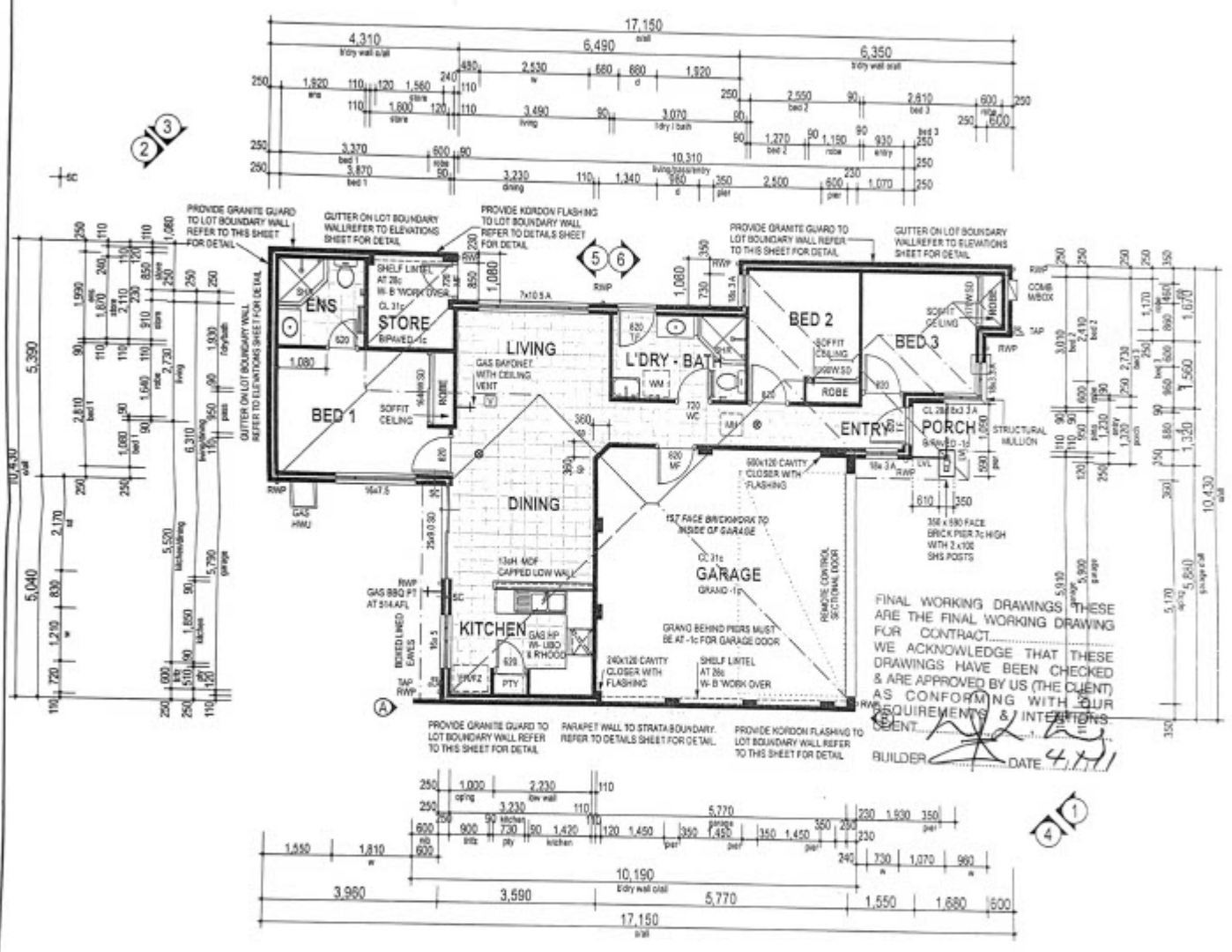
- UNIT 2 GARAGE/ KITCHEN WALL HAS BEEN SET ON THE STRATA BOUNDARY
- UNIT 2 BED 1 WALL HAS BEEN SET INSIDE THE LOT BOUNDARY BY 40mm
- UNIT 2 ENS / STORE & BED 2 / BED 3 WALLS HAVE BEEN SET INSIDE THE LOT BOUNDARY BY 20mm
- DROPPED FOOTINGS AS SPECIFIED BY MARKERS

- (A) - TOP OF FOOTING DROPS FROM -3: TO -4: BETWEEN 4-8
- (B) - REFER TO ELEVATIONS FOR EXTENT

DO NOT SCALE FROM
 All Sub-contractors to check
 & notes prior to initiating work
 discrepancies to be notified to
 Supervisor without delay.
 ALL DIMENSIONS TO BRICKWORK.



**PHYSICAL TERMITE BARRIER
 DETAIL TO HOUSE ON LOT
 & STRATA BOUNDARY**
 SCALE 1:20



U2 FLOOR PLAN

	Area m ²	Perimeter m
1. FLOOR PLAN	86.368	59.707
2. GARAGE	38.044	23.867
3. PORTICO	1.274	4.570
4. STORE	4.381	8.500
5. TOTAL AREA	128.067	57.220
6. ROOF	129.071	84.442

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Linda Lee
 0448699988
 linda.lee@atrealty.com.au
 www.atrealty.com.au

