



**SOLD**

## 4BR FAMILY HAVEN NEAR CURTIN UNIVERSITY

Positioned perfectly for the discerning buyer, this solid brick-and-tile, stand-alone residence on Chapman Road delivers an outstanding combination of space, comfort, and location just moments from Curtin University. Set on a generous 350sqm block with R60 zoning, this well-maintained four-bedroom, two-bathroom home presents a compelling opportunity for families, professionals, and astute investors seeking a foothold in one of Bentley's most desirable precincts.

Upon entry, you are welcomed by a light-filled lounge that sets a warm and inviting tone for the home. The thoughtfully designed floor plan flows seamlessly through to the main living areas, offering both functionality and everyday comfort. At the heart of the home, the modern kitchen is ideally positioned to connect with the dining and family areas, creating a versatile space for relaxed living and effortless entertaining, with easy access to the outdoor areas.

The master bedroom features a large front-facing window and is complemented by its own private ensuite. Three additional well-proportioned bedrooms are serviced by a central bathroom complete with a separate shower and bathtub, catering comfortably to family living. A dedicated laundry room provides direct access to the rear of the property, adding further practicality to the home's layout, which offers excellent separation and privacy for all occupants. There is a separate toilet attached to the laundry room.

Outdoors, a garden shed provides valuable additional storage, while the backyard offers a blank canvas ready for your personal vision — whether that be a fruit orchard, vegetable garden, or a secure play area for pets.

The property is currently leased under a fixed-term tenancy, with the lease expiring in October 2026, making it an attractive option for investors seeking immediate rental income.

### Features

- 4 bedroom and 2 bathroom green-titled home
- Open-plan kitchen with stainless steel appliances and dedicated pantry
- Integrates well with family and dining area and the outdoor
- Linen room for storage
- Master bedroom with large window with view to the front yard and ensuite
- Three additional bedrooms all with large windows and built-in robes

4 BED | 2 BATH | 2 CAR

PRICE:  
\$920,158

OPEN FOR INSPECTION:  
N/A



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