

36/6 Waterway Court, Churchlands

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## Resort Style Living in the Heart of Churchlands

Nestled in a well kept resort style complex in the heart of Churchlands, this inviting townhouse offers an easy-care lifestyle with excellent amenities and a superbly convenient location. Enjoy walks around Herdsman Lake, weekend coffees and fresh produce from The Herdsman Market plus the added benefit of resort style facilities within the complex itself.

Step inside and discover a light filled home designed for low maintenance living. The two storey layout offers a comfortable sense of space, making it ideal for first home buyers, downsizers or investors seeking a sought after address in one of Perth's most desirable suburbs.

The features you'll love

- Two storey 2 bedroom, 1 bathroom, 1 undercover car bay
- Front and rear courtyard plus a store room
- Positioned in a well maintained complex with ample visitor parking
- Swimming pool, sauna and tennis court for residents
- Low maintenance and easy care living
- Air conditioning to keep you comfortable year round
- Ideal for first home buyers, downsizers or investors looking for a

**FOR SALE**

Offers in the \$700s

**VIEW**

Sun 17th May @ 10:00AM - 10:15AM

**AGENTS**

Max Sciacca  
0436 806 098  
max.sciacca@ljhpxp.com.au

**AGENCY**

LJ Hooker City Residential  
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

strong rental return

The location you'll love

- Direct access to Herdsman Lake and its scenic walking paths
- Close to The Herdsman Market for fresh produce, groceries and everyday convenience
- Desirable Churchlands location with excellent access to surrounding amenities
- Easy access to transport, local shops and Perth's key lifestyle precincts
- Within the catchment zone for highly sought after schools including Churchlands Senior High School

Further information

- Council rates: \$1,700.24 p/a
- Water rates: \$1,180.74 p/a
- Strata admin: \$631.80 p/qtr approx.
- Strata reserve: \$471.8 p/qtr approx.
- Internal Area 77sqm
- Total Area 133sqm

Offering a rare blend of lifestyle, location and convenience, this townhouse presents an outstanding opportunity in a highly regarded pocket of Churchlands. This is easy living in a location that continues to be in strong demand.

Contact Max Sciacca from LJ Hooker Property Experience to arrange a viewing today!

Disclaimer

We have prepared this listing with the utmost care and attention to detail. Please note that some of the information provided has been gathered from third-party sources, and while we believe it to be accurate, we recommend that you conduct your own personal investigations and satisfy yourself as to the particulars of the property. We encourage you to seek any independent advice you feel is necessary to ensure the property is the perfect fit for your needs.

## MORE DETAILS

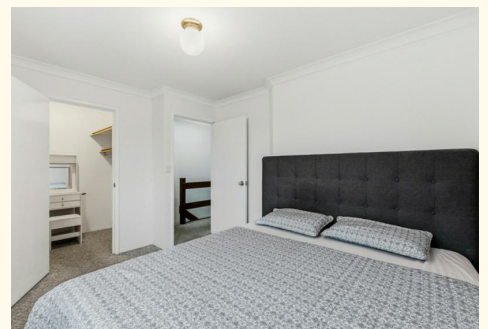
Property ID	3VKCFGJ
Property Type	Townhouse
House Size	133 m2
Land Area	133 m2
Including	Air Conditioning Toilets (2) Pool Tennis Court

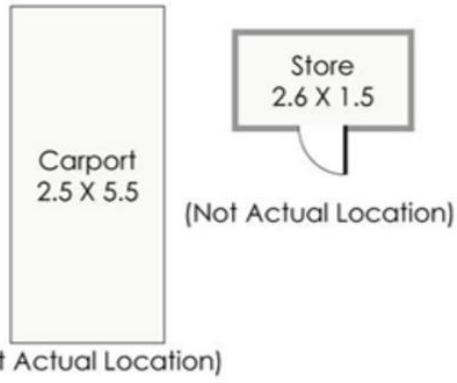
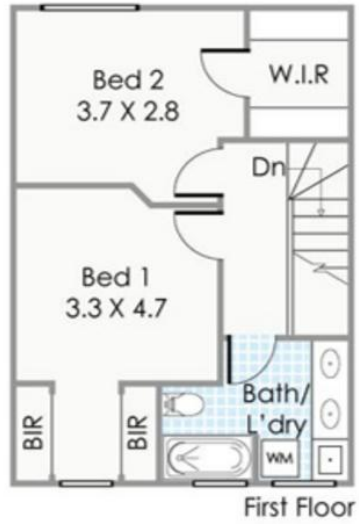
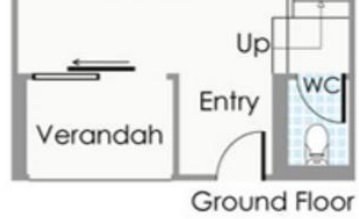
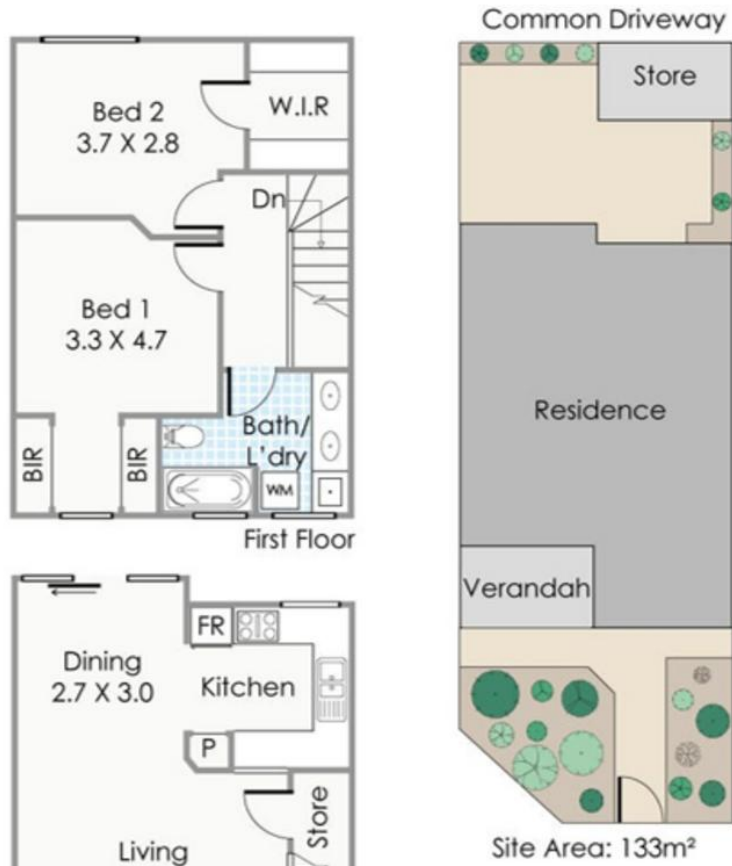
**Max Sciacca 0436 806 098**

Sales Executive | [max.sciacca@ljhpxp.com.au](mailto:max.sciacca@ljhpxp.com.au)

**LJ Hooker City Residential (08) 9325 0700**

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Approximate Areas

Ground Floor:	37m <sup>2</sup>
First Floor:	40m <sup>2</sup>
Verandah:	4m <sup>2</sup>
Store:	5m <sup>2</sup>
Carport:	14m <sup>2</sup>
<b>Total Area:</b>	<b>100m<sup>2</sup></b>

This floorplan is for illustration purposes only to show the layout of the property. While 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 area do not include or account for wall thickness or roof area under eaves.

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