

## Wembley, 105D/25 Herdsman Parade

HOME OPEN RESCHEDULED FOR SATURDAY Discover the Perfect Blend of Comfort and Convenience in Wembley!

Welcome to your new home at 105D/25 Herdsman Parade. This contemporary and well-appointed 2 bedroom, 1 bathroom apartment offers a perfect blend of comfort and convenience. Located with a prime Wembley address, this property is an excellent opportunity for first-home buyers, young professionals, or savvy investors.

Situated in the heart of Wembley, this apartment provides easy access to local amenities, schools, parks, and public transportation. Enjoy the vibrant lifestyle of this sought-after suburb. The apartment features a sleek and modern design with quality finishes throughout.

The open-plan living and dining area creates a spacious and inviting atmosphere, perfect for entertaining friends or relaxing after a busy day. The well-designed kitchen is equipped



### For Sale

Offers from Mid to High \$300,000

### View

[ljhooker.com.au/7QXHNF](http://ljhooker.com.au/7QXHNF)

### Contact

#### Sam Payne

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#### Mark Stanhope

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**Disclaimer:** 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 Subiaco**  
(08) 9382 3959

with stainless steel appliances, ample storage space, and a breakfast bar. Prepare delicious meals while enjoying the company of your guests. Two generously sized bedrooms offer comfortable retreats and large windows that fill the rooms with natural light. One bedroom is complete with built-in robe. The neutral colour palette provides a versatile canvas for personalisation.

The bathroom boasts efficiency with space for a washing machine. You will also find tiling throughout. The property includes a dedicated car bay, providing convenient and secure parking for residents.

The property is currently leased at \$350 per week till the 11/01/2025, a perfect investment property or your first home to reside in.

#### Key Features:

- \* 1 Bedroom has mirrored floor to ceiling BIR's
- \* Modern kitchen
- \* Gas cook top
- \* Bathroom is tiled and houses laundry appliances

#### Location features;

- \* Walking distance to Herdsman Lake Tavern / Lake Monger and Herdsman Lake
- \* Under 10 minutes to St John of God Hospital Subiaco
- \* Under 10 minutes to Woolworths and Bunnings Subiaco
- \* Under 10 minutes to Perth CBD
- \* Approximately 25 minutes to the Perth Domestic and International airports
- \* 15-minute drive to Scarborough and Swanbourne beaches
- \* Bus stop right outside of complex that reaches the city
- \* Lies within the Churchlands Senior High catchment and is close to Lake Monger Primary School.

Dont Miss out on this opportunity to invest for nest! Contact Sam or Mark for more details.

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change.



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## More About this Property

|               |                   |
|---------------|-------------------|
| Property ID   | 7QXHNF            |
| Property Type | Apartment         |
| House Size    | 52 m <sup>2</sup> |
| Land Area     | 57 m <sup>2</sup> |

**Sam Payne 0412 510 223**

Licensee & Director | [spayne.subiaco@ljhooker.com.au](mailto:spayne.subiaco@ljhooker.com.au)

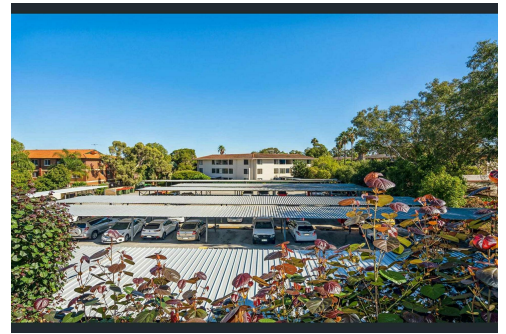
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