

Wembley, 24/1 Herdsman Parade

HERDSMAN HAVEN!

Proudly Presented by Edward Lim

Welcome to 24/1 Herdsman Parade, where lifestyle and location collide in the most dazzling way! Nestled on the first floor of a beautifully maintained complex, this stunning 2-bedroom, 1-bathroom apartment is more than just a home-it's a vibrant experience waiting to unfold.

From the moment you arrive, you'll feel the buzz of the neighbourhood and the warmth of the community. Imagine waking up each morning just steps away from the picturesque Herdsman Wildlife Reserve - your own natural wonderland perfect for morning strolls, weekend picnics, or just soaking in the serenity. Got little ones? They'll adore the nearby parks, bursting with energy and adventure. And for your everyday essentials? You're spoilt for choice! Local cafes, a well-stocked IGA, mouth-watering restaurants, medical centres, schools-everything is just around the corner. Convenience doesn't get better than this



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.



For Sale
****UNDER OFFER!!**

View
ljhooker.com.au/5FXFFB

Contact
Edward Lim
0408 929 655
edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777

Inside, things only get better. The open-plan kitchen is an entertainer's dream-clever, practical, and oh-so-functional. Whether you're whipping up a quick dinner or hosting your favourite people, this space effortlessly adapts to your vibe. The adjoining living area is spacious and welcoming, dressed in chic wood-look floors that stretch right through to the enclosed balcony. And that balcony? It's not just a balcony-it's a seamless extension of your living space, drenched in natural light and perfect for lazy Sunday lounging or lively Friday night drinks.

Both bedrooms are generously sized, with the master suite offering built-in robes and a calm, cozy feel that makes it the perfect retreat after a busy day. The bathroom is a statement in style and comfort, complete with a hidden laundry nook-practical, polished, and ready for everyday life.

And yes, there's a dedicated car bay plus secure, gated access for total peace of mind. With high-speed NBN connectivity, working from home or streaming your latest binge-worthy show is a breeze.

This gem of a property offers outstanding value in a tightly held complex-and opportunities like this don't come around often. Whether you're stepping into the market for the first time, scaling down in style, or hunting for a high-performing investment, this one checks every box.

Let's explore why it's simply irresistible:

- * Built Year: 1977 with Build Up Area: 61m2 | Classic Charm with a cozy feel
- * Two spacious bedrooms
- * An open plan & functional design that maximizes space | No waster corners here!
- * Enjoy the serenity of this quiet haven while living in an amazing lifestyle!
- *Talk about a prime location! You'll have easy access to nearby public transport with all the conveniences at your fingertips
- * Dedicated parking | Your previous vehicle will be safe & sound
- * Low maintenance & private| Spend less time worrying & more time enjoying
- * A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed
- * Excellent rental return | Estimated rental \$540 - \$570/week

Outgoings:

- * Council rates: app. \$1,582.22 (FY 24-25)
- * Water rates: app. \$980.59 (FY 23-24)
- * Strata Levies: app. \$646.20/qtr (incl Admin: \$546.20/q & Reserve: \$100.00/q)

So what are you waiting for? Come see it, feel it, fall in love with it. Call or text listing agent, Edward Lim on 0408 929 655 to arrange your private viewing today. Your new chapter starts here!

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**



**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

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.

More About this Property

Property ID	5FXXFFB
Property Type	Apartment
Including	Toilets (1) Balcony

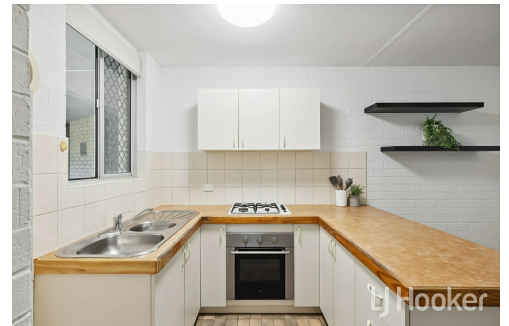
Edward Lim 0408 929 655

Sales Consultant | edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.com.au



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 Victoria Park | Belmont
(WA)
(08) 9473 7777**