



24/1 Herdsman Parade, Wembley

A Fringe-City Haven with Nature Reserve at Your Doorstep

Accommodation

Perfectly positioned on the city fringe, this charming two-bedroom first-floor apartment offers an exceptional opportunity for first-home buyers and savvy investors alike.

Imagine starting your day with a stroll through the picturesque Herdsman Wildlife Reserve, your own natural wonderland literally just steps from your door. Whether it's a morning jog, a weekend picnic, or simply enjoying the serene lake views, this is a lifestyle upgrade that's hard to beat.

Inside, the open-plan kitchen, living, and dining area is both practical and inviting, featuring stylish wood-look flooring that flows seamlessly throughout. The living zone connects effortlessly to the dining area, which is bathed in natural light and overlooks a tranquil tree canopy - a leafy hideaway perfect for lazy Sunday lounging or unwinding with Friday night drinks.

Both bedrooms are generously proportioned, with the master suite offering built-in robes and a warm, cozy ambiance that makes it a true sanctuary after a busy day. The stylish bathroom doubles as a

2 1 1

FOR SALE

Offers From \$499,000 +

VIEW

Sat 25th Jul @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
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Interested parties must rely solely on their own enquiries.



functional space, complete with a cleverly concealed laundry nook for everyday convenience.

Key Features & Benefits:

- Two spacious bedrooms with built-in robes in the master
- Contemporary bathroom with hidden laundry
- Open-plan living with a functional design that maximizes every square metre
- Neutral paint tones and stylish wood-look flooring
- Private undercover car bay with secure, gated access
- Complex amenities including a sparkling swimming pool
- High-speed NBN connectivity - ideal for working from home
- Built in 1977 | 61m2 of cozy, low-maintenance living

Investor Information

Forecast rent return \$600.00 - \$650.00 per week

Rates and Strata Levies

- Council Rates \$1,643.81 FY25/26
- Water Rates \$1,030.44 FY25//26
- Strata Admin Levy \$719.05 per quarter
- Strata Reserve Levy \$90.91 per quarter

Location Highlights:

Situated within easy reach of Perth CBD, Westfield Innaloo, Cambridge Street's vibrant eateries, and City Beach, this address puts convenience at your fingertips.

Walk to The Herdy - your local pub is just a short stroll away.

Shop local - Herdsman Market is only a 5-minute drive, with IGA, cafes, restaurants, medical centres, and schools all close by.

Embrace the outdoors - direct access from the complex to the Herdsman Lake walking trails means your morning run is just steps away. Kids will love the nearby Herdsman Lake park.

This apartment isn't just a home; it's a gateway to a vibrant fringe-city lifestyle. With all amenities, public transport, and recreation at your doorstep, it truly stands apart from the rest.

Contact

Kim Liew today to arrange your private viewing, or simply text "24/1 Herdsman Parade" to 0430 015 796 for your complimentary digital brochure.

MORE DETAILS

Property ID	5H0GFFB
Property Type	Apartment
House Size	61 m2
Including	Floorboards
	Built-in-Robes
	Secure Parking
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows
	Pool

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