



Wembley, 33B/49 Herdsman Parade

UNDER CONTRACT FIRST VIEWING TOP LEVEL APARTMENT...FACING HERDSMAN LAKE AND PARKLANDS.....

Welcome to "Boronia" apartment block.

Inviting 2 bedroom 1 bathroom/laundry unit with an allocated car bay is just there facing out to Herdsman Lake and parklands. Great entry level property into the Perth's market place. Features: - Generously sized main bedroom with evaporate air conditioning unit.

Second bedroom spacious size with North facing window out to Moondine Drive and parklands.

Renovated kitchen with timber features, stone bench top equipped with gas cooktop electric oven and exhaust fan. Open plan living and dining extended living space or study area.

Tiled floors throughout. Freshly painted throughout with attention to detail. Blinds and screens on all windows. Bathroom/laundry renovated with tiled floors and tiles from floor to



For Sale
\$420,000

View
ljhooker.com.au/7XWHNF

Contact
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ceiling. Spacious bench top with vanity basin, and space for washing machine.
 Private location with allocated car parking space close by. Visitors parking available at rear of complex on Moondine Drive. Well maintained and managed complex with established gardens and lawns. Cafe and coin operated Laundromat for residents use. Beautiful nature reserves/parklands of Herdsman Lake and Lake Monger are on your doorstep with great shopping centres all a short bus, train or car journey away. Within the catchment area of a great selection of local Primary and Secondary schools. Wembely is a productive and sought after area for First Home Buyers, young families or downsizers as a welcoming home in this well maintained complex. Bus stop at Herdsman Parade and Selby Street. This property has significant rental potential with low strata fees PLUS shared water and gas usage.

Great First Home Buyer or investment opportunity!

Outgoings:

City of Stirling rates: \$1,533.34 per annum

Water rates: \$969.29 per annum

Strata fees: \$402.05 per quarter

Reserve levy: \$18.70 per quarter

Water levy: \$128.20 per quarter

For a private viewing call: Marie du Puy on 0403 310 155

More About this Property

Property ID	7XWHNF
Property Type	Apartment
Land Area	69 m2
Including	Ensuite Study Toilets (1) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport Creative Exhaust

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