



## Wembley, 49/11 Herdsman Parade

### HIDDEN GEM! TREEHOUSE WITH COURTYARD!

2 1 1

**For Sale**  
Expressions of Interest

**View**  
[l.jhooker.com.au/7FTHNF](https://l.jhooker.com.au/7FTHNF)

**Contact**  
**Marie Du Puy**  
0403 310 155  
[mdupuy.subiaco@l.jhooker.com.au](mailto:mdupuy.subiaco@l.jhooker.com.au)

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Looking for that something different? Calling first-time buyers or investors looking in Wembley property market. This complex offers a serene atmosphere, tucked away from the hustle and bustle of city life but still close enough to all the essentials.

The townhouse features a newly renovated gas kitchen with all modern appliances and ample storage space. Seperate laundry with sink and extra storage space.

A spacious living/dining area is perfect for entertaining guests or simply unwinding after a long day. The wood flooring gives the space a warm and welcoming ambience with low maintenance.

The upper level consists of two bedrooms, the main bedroom with walk in robe and hanging space, 1 air conditioning unit and ceiling fan. Views out to your own private garden and courtyard.

Second double bedroom with mirrored built in robe, East facing with views out to the



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**LJ Hooker Subiaco**  
**(08) 9382 3959**



garden area.

The central bathroom recently renovated with shower WC and mirrored vanity. Freshly painted with modern features and fixtures.

The unique spiral staircase adds a different touch for that something unique.

East facing apartment situated at the rear of complex in the new build section. In addition to the private courtyard. Residents have own dedicated carport for their vehicle.

The location is unbeatable with everything you need right at your doorstep. Whether it's grocery shopping at Herdsman Growers market, dining out, or catching public transport, it's all within easy reach. Don't miss out on the opportunity to call this townhouse your new home.

In addition to its practical features, the complex offers a peaceful and quiet environment, making it an ideal escape from the busy city life.

Don't pass up on the chance to own a piece of this hidden gem. Looking for that SOMETHING SPECIAL then this is the ONE!

... location Herdsman Wildlife Reserve.

Outgoings:

City of Stirling rates: \$1481.02 per annum

Water rates: \$911.65 per annum

Strata fees: \$740.75 per quarter

Reserve levy: \$50 per quarter

Lease in place at \$390 per week till 14th October 2024

For private viewing by appointment call Marie on 0403 310 155

## More About this Property

|               |   |
|---------------|---|
| Property ID   | 7FTHNF  |
| Property Type | Apartment   |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (1)<br>Built-in-Robes<br>Car Parking - Surface<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Exhaust<br>Heating |

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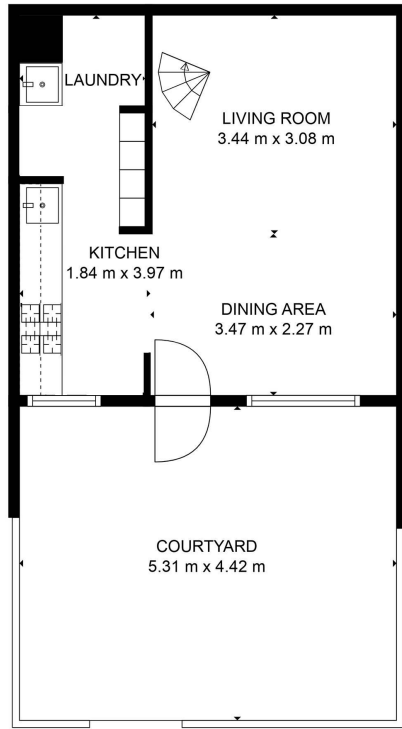
133 Rokeby Road, SUBIACO WA 6008

[subiaco@ljhooker.com.au](mailto:subiaco@ljhooker.com.au) | [subiaco@ljhooker.com.au](mailto:subiaco@ljhooker.com.au)

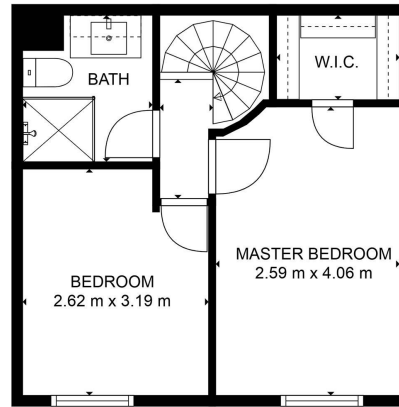


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FLOOR 1



FLOOR 2



# 49/11 Herdsman Parade, Wembley

Not to scale • All measurements are approximate • Drawn for presentation purposes only



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