



## Wembley, 10/85 Herdsman Parade

UNDER OFFER HOME OPEN CANCELLED



**For Sale**  
\$300,000

**View**  
[ljhooker.com.au/3S1UFGJ](http://ljhooker.com.au/3S1UFGJ)

**Contact**  
**Katie Lawley**  
0448 682 624  
[katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

Whether you are a first home buyer or first time investor, this cracking little unit will be a great start for your property journey. One of the prettier and tidier developments off Herdsman Parade, Willow Close boasts beautifully manicured gardens right outside the enclosed courtyard, perfect view for morning coffee or sunset.

Amazing location, with the Herdsman Lake, the amazing Herdsman fresh market and the Herdy Tavern all on your door step!

Freshly painted but still scope to put your stamp on.

First time investor! This little gem will catapult your investment journey. Potential rent \$450 per week.

What we love:



**LJ Hooker City Residential**  
**(08) 9325 0700**

**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.

- \* Fantastic leisure options with walking trails and lakes
- \* Osbourne Park and Innaloo shopping 5 min drive
- \* Well maintained development
- \* One car park and ample visitor parking
- \* GF with enclosed courtyard overlooking beautiful gardens
- \* Perfect first home buy or investment
- \* Freshly painted throughout

Rates:

Council - \$1,494.83 p.a.

Water - \$884.35 p.a.

Strata - \$939.25 p/qtr.

## More About this Property

<b>Property ID</b>	3S1UFGJ
<b>Property Type</b>	Apartment
<b>Including</b>	Toilets (1)

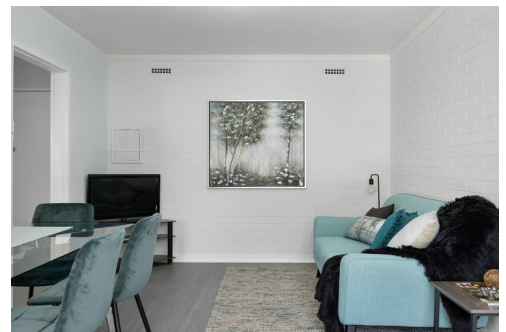
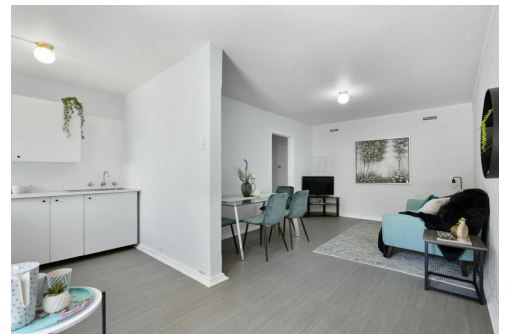
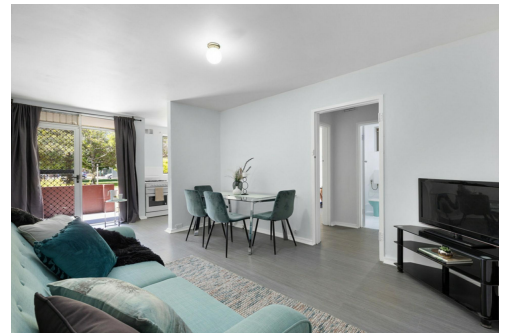
**Katie Lawley 0448 682 624**

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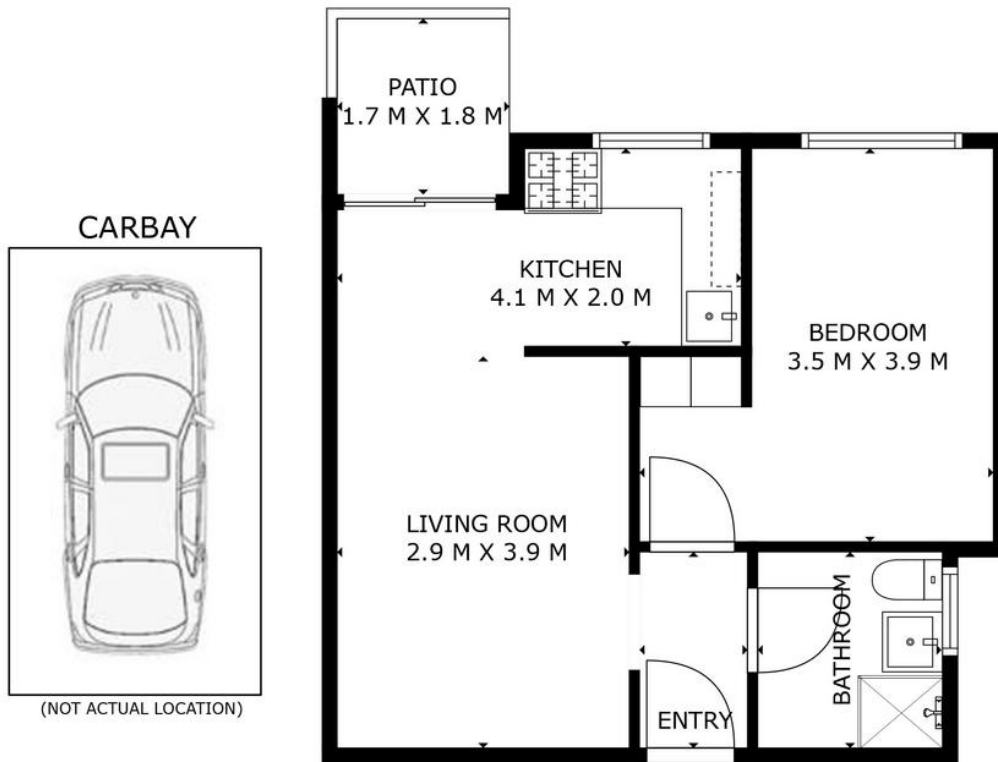
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*Approximate Areas*

Internal Living	48m <sup>2</sup>
Patio	3m <sup>2</sup>
Total Lot Size	58m <sup>2</sup>

**LJ Hooker** 10/85 Herdsman Parade, Wembley

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.  
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