



44A Simper Street, Wembley

Multi-generational Living in one of Wembley's Best Streets!

Privately positioned to the rear and designed for effortless living, 44A Simper Street, Wembley presents a rare opportunity to secure a versatile family home complete with a fully self-contained, two-level studio.

Offering flexibility that suits modern lifestyles, this is a property that comfortably caters to growing families, multi-generational living, or those seeking additional space for guests, work-from-home arrangements or independent living.

The main residence is light-filled and practical, featuring generous open-plan living and dining that flows seamlessly from a well-appointed kitchen. Designed for everyday ease, the layout prioritises functionality while maintaining a comfortable and welcoming feel throughout.

A standout feature is the attached studio, fully self-contained and spread over two levels with its own parking and entrance. This incredibly flexible space is ideal for teenage children wanting independence, elderly parents, visiting family, or even potential rental or home office use.

4 2 2

FOR SALE

2nd Chance! Open this Saturday

VIEW

Sat 5th Sep @ 11:30AM - 12:15PM

AGENTS

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AGENCY

LJ Hooker Subiaco

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Interested parties must rely solely on their own enquiries.



Set in a quiet and highly desirable Wembley pocket, the home combines privacy with everyday convenience, moments from local parks, quality schools, shopping precincts and public transport.

Features:

Private rear-positioned residence in low-maintenance setting
Fully self-contained, two-level studio with separate access & parking
Flexible floorplan ideal for multi-generational living
Spacious open-plan living and dining area
Functional kitchen with ample storage and bench space
Light-filled interiors throughout
Ideal for families, investors or work-from-home flexibility

Location:

Sought-after Wembley location
Close to local parks and green spaces
Near quality primary and secondary schools
Easy access to public transport links
Moments from shopping precincts, cafes and amenities
Convenient access to Subiaco and surrounding lifestyle hubs

For more information or to arrange a viewing, contact Mark today.

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID	8GZHNH
Property Type	House
House Size	192 m2
Land Area	572 m2

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Yanni Sleem 0459 468 028

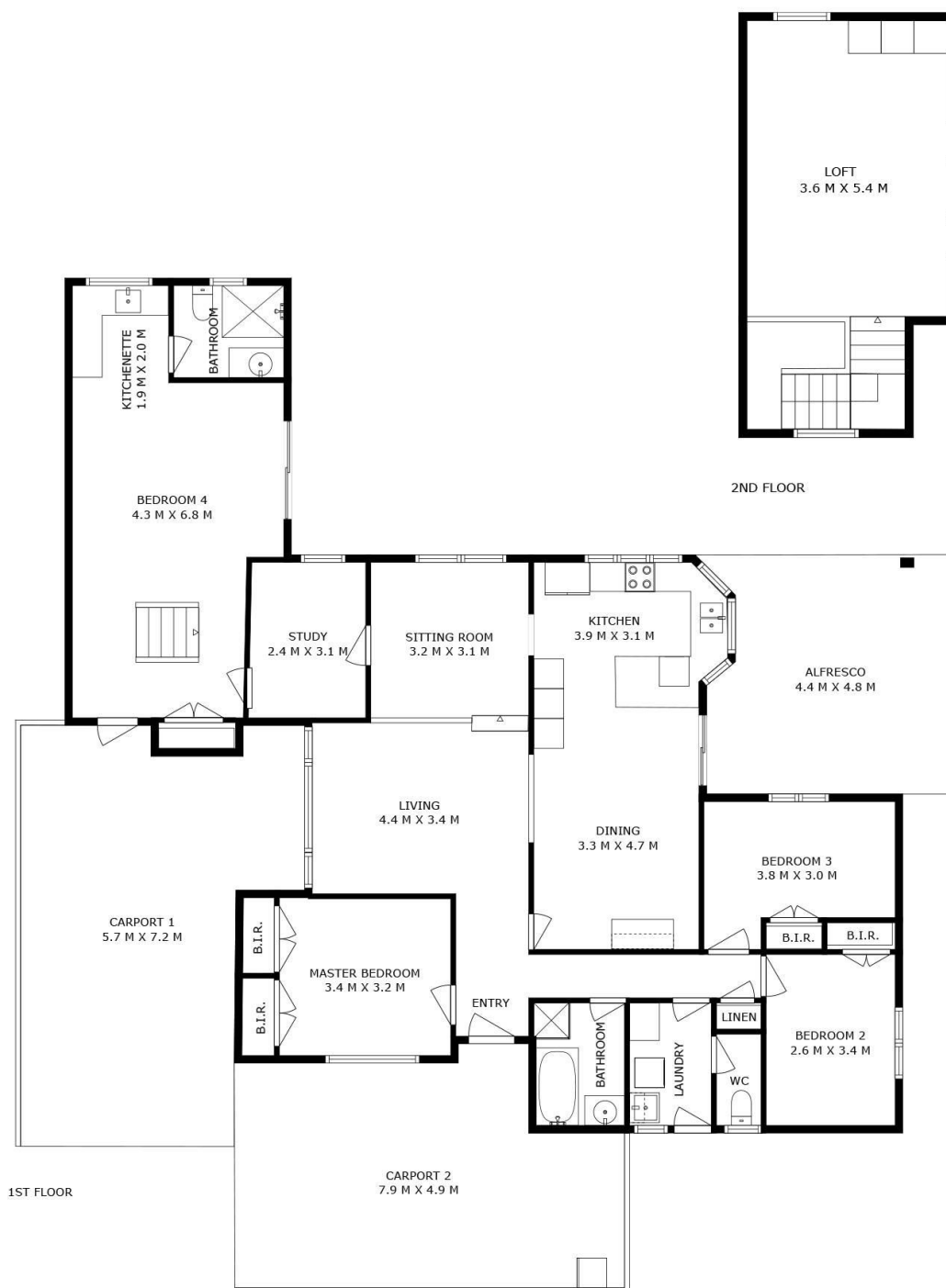
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Approximate Areas

Internal Living	192m ²
Alfresco	23m ²
Carport 1	40m ²
Carport 2	33m ²
Total Lot Size	572m ²



44A Simper St, 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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www.perthrealestatemedia.com



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