



11/237 Cambridge Street, Wembley

## Ground Floor Apartment with West-Facing Courtyard

Set in a well-maintained complex along vibrant Cambridge Street, Unit 11/237 Cambridge Street, Wembley offers the perfect blend of convenience, lifestyle, and potential.

This ground-floor apartment is full of character, featuring beautiful polished concrete floors and picture hanging throughout the living area—a stylish and low-maintenance space ready to enjoy or enhance further. The open-plan layout flows effortlessly to a private west-facing courtyard, ideal for soaking up the afternoon sun or entertaining friends.

The kitchen and bathroom are in neat, good condition, providing an opportunity to add value over time. The bedroom is generously sized with built-in storage, and the secure complex includes allocated parking and shared laundry drying facilities.

With vacant possession available, this home is move-in ready. Alternatively, investors can expect a strong return, with a rental estimate of approximately \$550—\$600 per week in the current market.

Conveniently located between the city and the coast, you're just

2 🏠 1 🚿 1 🚗

**FOR SALE**  
\$600,000

### AGENTS

Kira Willis  
0424 339 905  
kwillis.subiaco@ljhooker.com.au

Kalin Lane  
0487 047 359  
klane.subiaco@ljhooker.com.au

### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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.



moments from Wembley's popular café strip, Herdsman Lake, and public transport options right at your doorstep.

Features you'll love:

- Ground-floor apartment with exclusive west-facing courtyard
- Beautiful concrete floors throughout
- Picture hanging system in the living area
- Open-plan living and dining
- Secure complex with allocated parking
- " Vacant possession or investment opportunity
- " Estimated rent return \$550—\$600 per week
- Prime location between Perth CBD and the coast

Outgoings (Approximate values)

Council Rates - \$1,430.10 Per Year

Water Rates- \$1,037.97 Per Year

Strata Admin Fund - \$613.30 Per Quarter

Strata Reserve Fund - \$150.00 Per Quarter

Contact Kira or Kalin today to get further details.

**DISCLAIMER:** This information is provided for general purposes only and is based on information from third parties, including the Seller and relevant local authorities, which may be subject to change. No warranty or representation is made as to its accuracy. Interested parties should place no reliance on it and should make their own independent enquiries.

## MORE DETAILS

Property ID	87NHNF
Property Type	Unit
House Size	64 m2
Land Area	64 m2

**Kira Willis 0424 339 905**

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

**Kalin Lane 0487 047 359**

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

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

133 Rokeby Road, SUBIACO WA 6008

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

