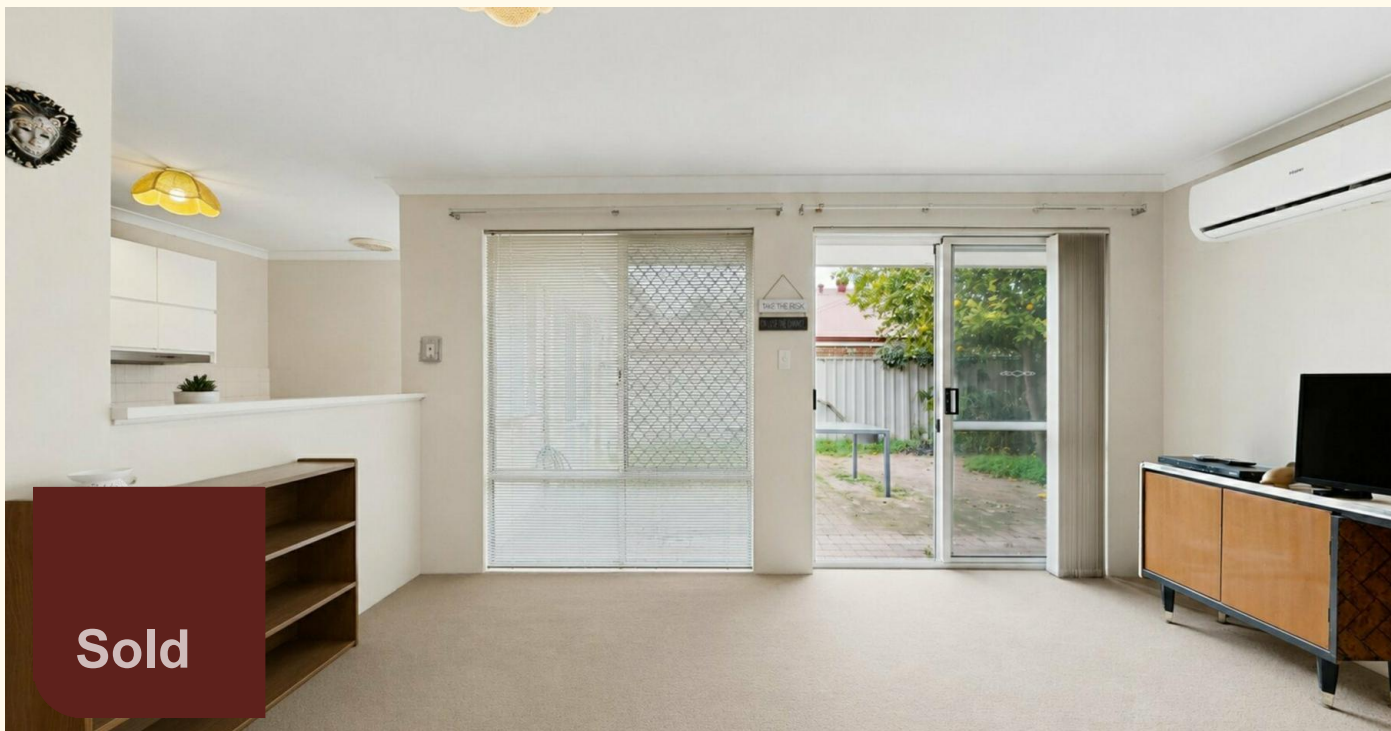




178A Salvado Road, Wembley

## Character-Filled Wembley Living with Immediate Rental Return

Positioned in a highly convenient street of Wembley, this is an opportunity to secure a home with immediate rental income already in place. Currently tenanted, this is an ideal set-and-forget investment or future home in a consistently in-demand suburb just moments from the Perth CBD.

Stepping inside, the home showcases warm character features including timber floorboards in the kitchen and a functional, easy-flow layout. The light-filled living area provides a comfortable carpeted central space, while the adjoining kitchen offers practical storage and everyday functionality.

Accommodation includes 2 well-sized bedrooms serviced by a central bathroom, additionally a home study room with the home offering a low-maintenance footprint that suits both investors and future owner-occupiers. Outside, the property provides a private and easy-care setting with secure parking.

Perfectly positioned close to local cafés, transport, parklands and everyday amenities, this is a lifestyle location that continues to perform strongly due to its convenience and proximity to the city.

3 1 1

**FOR SALE**  
**SOLD**

### AGENTS

Sam Wright  
0412 510 223  
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Kalin Lane  
0487 047 359  
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### AGENCY

LJ Hooker Subiaco  
(08) 9382 3959

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

## FEATURES

- Currently tenanted, providing immediate rental income
- 2 well-sized bedrooms with a versatile living / third bedroom
- One central bathroom
- Home study room
- Light-filled living and dining area
- Functional kitchen with ample storage
- Low-maintenance 193sqm landholding (approx.)
- Private outdoor space

## LOCATION

- " Convenient Wembley position close to the Perth CBD
- " Moments from local cafés, shops and everyday amenities
- Easy access to public transport options
- Close to Lake Monger and surrounding parklands
- Short drive to Subiaco, West Leederville and surrounding precincts
- Near quality schools and recreational facilities

## TITLE DETAILS

- Land Area: 193sqm
- Internal Area: 93sqm

## OUTGOINGS

- Council Rates - \$1,611.32 p.a. Approx.
- Water Rates - \$1,299.73 p.a. approx.

## RENTAL AGREEMENT

- Currently leased at \$530 per week until 13/03/2027

Rental potential - \$700 - \$750 per week

For more information or to arrange a viewing, contact Samantha 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   | 8HQHNF                                                                                                                     |
| Property Type | Unit                                                                                                                       |
| House Size    | 87 m2                                                                                                                      |
| Land Area     | 193 m2                                                                                                                     |
| Including     | Air Conditioning<br>Car Parking - Surface<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Window Treatments |

**Sam Wright 0412 510 223**

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

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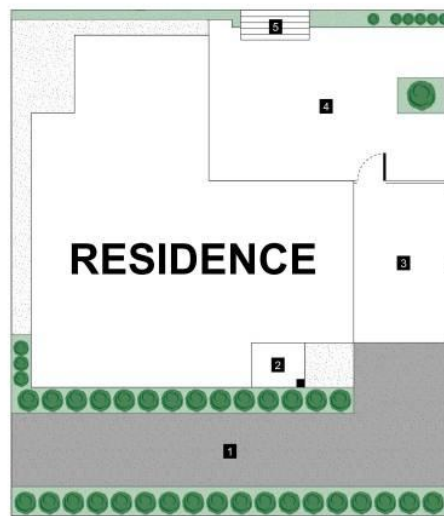


# 178A Salvado Road, Wembley

3 Bed 1.5 Bath 1 Car



FLOOR PLAN



SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Carport
4. Patio
5. Clothes Line

Internal : 87m<sup>2</sup>  
External: 106m<sup>2</sup>



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