



## Wembley, 24D/49 Herdsman Parade

LIFESTYLE.....LOCATION, LOCATION - Lake, Bus and shops

Well located in the quiet and welcoming "D" apartment block, this inviting 2 bedroom 1 bathroom/laundry unit with an allocated car bay is just there at your front door. Great entry level property into the Perth's market place.

Features: - Generously sized main bedroom, full size mirror robe with hanging space and storage new ceiling fan - Second bedroom spacious size with robe.

New kitchen stone bench top equipped with new oven and exhaust fan. New blinds - Open plan living and dining area with new ceiling fan.

Freshly painted throughout with new blinds and screens on all windows. Bathroom/laundry with recently renovated with tiled floors and inclusion of new washing machine.

Private location with allocated car parking space close by. Visitors parking available.

Well maintained and managed complex with established gardens and lawns. Cafe and coin operated Laundromat for residents use.



**For Sale**

Expressions of interest

**View**

[ljhooker.com.au/7UCHNF](http://ljhooker.com.au/7UCHNF)

**Contact**

**Marie Du Puy**

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

**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.

Beautiful nature reserves/parklands of Herdsman Lake and Lake Monger are on your doorstep with great shopping centres all a short bus, train or car journey away. Within the catchment area of a great selection of local Primary and Secondary schools.

Wembely is a productive and sought after area for First Home Buyers, young families or downsizers as a welcoming home in this well maintained complex . Bus stop at Herdsman Parade and Selby Street. This property has significant rental potential with low strata fees PLUS shared water and gas usage.

Outgoings:

City of Stirling rates: \$1533.43 per annum

Water rates: \$969.29 per annum

Strata fees: \$402.05 per quarter (includes water and gas use)

Reserve levy: \$18.70 per quarter

For private viewing call Marie du Puy on 0403 310 155

## More About this Property

<b>Property ID</b>	7UCHNF
<b>Property Type</b>	Unit
<b>Land Area</b>	69 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Intercom Built-in-Robes Car Parking - Surface City Views Close to Schools Close to Shops Close to Transport Exhaust

**Marie Du Puy 0403 310 155**

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

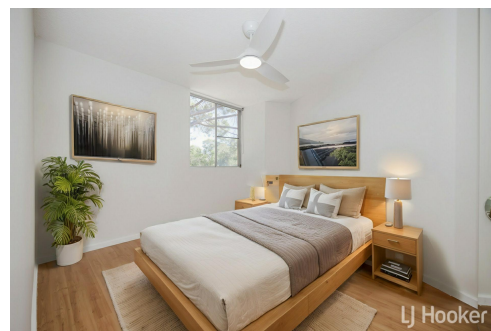
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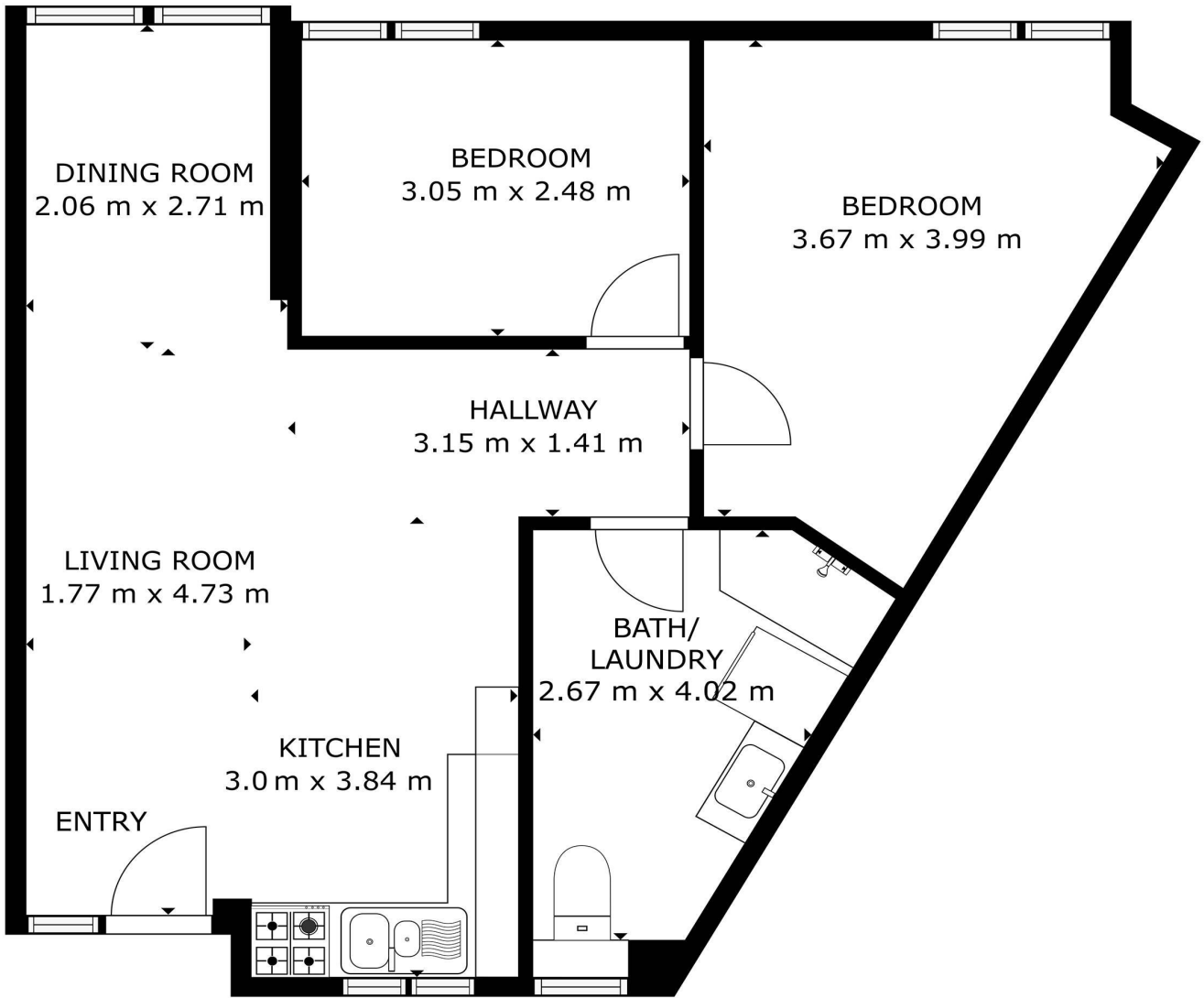
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24D/49 Herdsman Pde, Wembley

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



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