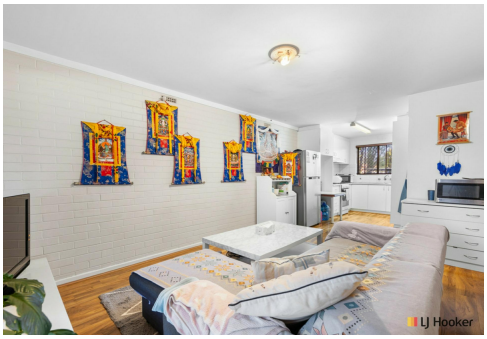

Wembley, 1A/55 Herdsman Parade

Charming 2 bedroom unit in prime Wembley location - LEASED TO AUG 2025

2 1 1

For Sale
Suit buyers in the Mid $300,000's

View
ljhooker.com.au/3QV4FGJ

Contact
Jake Tranchita
0415 767 021
jake.tranchita@ljhooker.com.au
Katie Lawley
0448 682 624
katie.lawley@ljhooker.com.au

Welcome to 1A/55 Herdsman Parade, Wembley-a charming 2-bedroom, 1-bathroom and courtyard with this unit in the heart of Wembley. Whether you're a first-time buyer or an experienced investor, this property offers incredible value and convenience.

CURRENTLY LEASED TO 15th AUGUST 2025 $370 per week. Rent adjustment on the 16th of September to $385.

This well-presented unit offers the perfect blend of comfort, practicality, and location. Whether you're a first-time buyer eager to step into the property market, or an investor looking for a high-demand rental, this property provides incredible value and convenience.

With proximity to Wembley's lively restaurants, shopping precincts, and quick commutes to Perth's CBD.

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.

This unit presents a fantastic opportunity to secure a quality property in a thriving location. Don't miss out-contact us today to arrange a viewing and experience the lifestyle Wembley offers!

What we love
- Close to restaurants
- Close to cafes
- Close to transport
- Close to shops
- Stones throw to Herdsman Lake and its serene walking trails
- Timber flooring
- Great Sized bathroom
- Spacious bedrooms
- Prime location
- Short drive to Perth CBD
- Outside courtyard for relaxing and entertaining
- Pet friendly

Rates:
Council Rates - $1,524.81 p.a.
Water Rates - $946.67 p.a.
Strata Levies - $792.20 quarterly including reserve

More About this Property

Property ID	3QV4FGJ
Property Type	Unit
Including	Courtyard Floorboards

Jake Tranchita 0415 767 021
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