



## Wembley, 5/269-271 Cambridge Street

70s Chic!



A fabulous opportunity to put your mark on this wonderfully located 2 x 1 property that's only a stroll to the cafes, bars and restaurants of Wembley and Subiaco.

Tucked away at the rear of this well-maintained group of eight, this presents a rare chance to either totally renovate or sit back and enjoy the colours and decor of times gone by.

With Homebase located moments away, your renovation inspiration is literally just around the corner!

Enjoy the convenience of public transport making commuting to the city or beach a breeze.

Features include:

- \*Open plan living with aircon and ceiling fan
- \*Master bed with aircon and built-in wardrobes

**For Sale**  
From \$639,000

**View**  
[ljhooker.com.au/3T49FGJ](http://ljhooker.com.au/3T49FGJ)

**Contact**  
**Paul Hickey**  
0402 449 120  
[paul.hickey@ljhooker.com.au](mailto:paul.hickey@ljhooker.com.au)

**Clint White**  
0422 960 305  
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**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.

- \*2nd bed with air con
- \*Bathroom with separate WC
- \*Spacious laundry
- \*Private courtyard
- \*Lock up garage via the rear laneway

Outgoings:

- \*Council rates approx. \$1,432.88 p.a.
- \*Water rates approx. \$1,142.02 p.a.
- \*Strata fees approx. \$687.50 p.q.

Don't miss this rare opportunity to secure a home brimming with character in a prime, lifestyle location.

To arrange an inspection, call Paul Hickey 0402 449 120 or Clint White 0422 960 305.

## More About this Property

<b>Property ID</b>	3T49FGJ
<b>Property Type</b>	Villa
<b>House Size</b>	80 m2
<b>Land Area</b>	80 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Built-in-Robes Fully Fenced

**Paul Hickey 0402 449 120**

Sales Executive | paul.hickey@ljhooker.com.au

**Clint White 0422 960 305**

Sales Executive | clint.white@ljhooker.com.au

**LJ Hooker City Residential (08) 9325 0700**

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