

# 16/6 Waterway Court, Churchlands, WA 6018



## Sold Apartment

Friday, 29 September 2023

16/6 Waterway Court, Churchlands, WA 6018

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 108 m<sup>2</sup>

Type: Apartment

**\$441,000**

Under Offer by Ian-Multiple Offers Received. Top Sales Result! Renovated ground floor apartment in lakeside, resort style complex. Situated in a secure and quiet complex in sought after, super convenient Churchlands awaits this secure, delightful ground floor apartment. Boasting new stylish & practical hybrid flooring, fresh paint throughout and a spacious private courtyard/entertaining area- this single level lock & leave is perfect for owner occupiers and investors alike. Comprising two Queen sized bedrooms with built in robes, a renovated well appointed bathroom/ combined laundry with double vanity, modern quality fitted kitchen and an open plan spacious living/meals flowing onto the entertaining area. This peaceful complex, located on the edge of picturesque Herdsman Lake and nature reserve, features a tennis court, central entertaining area and below ground pool- perfect for the upcoming long summer days. Conveniently located only a few hundred metres from Herdsman Fresh shopping centre, a quick bus ride to Churchlands Senior High School or Wembley Primary School and a short drive to Innaloo Shopping Centre or Floreat Forum. The city centre is easily accessed via the Circle bus route only 150 metres stroll away. Offering an absolute move in & enjoy lifestyle this fabulous lifestyle property is a must see! For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

Property Features;

- 2 Queen bedrooms with built-in-robes. Master bedroom opens onto the courtyard
- Well appointed bathroom/laundry with double vanity, bath & shower
- New hybrid flooring
- Freshly painted throughout
- Modern quality kitchen with ample storage
- Open plan living/meals area with external sliding doors opening onto the private courtyard and entertaining area
- Split system air-conditioning
- Covered outdoor courtyard and alfresco
- Storeroom
- Security screens to main doors
- Covered carport plus extra visitor parking located within 20 metres from the back door
- Complex features tennis court, swimming pool and entertaining area
- Mature gardens

Approximate distance to;

- 200m - Herdsman Lake
- 270m - The Herdsman Fresh Shopping Centre
- 1.1km- Churchlands Primary School
- 1.8km - Wembley Primary School
- 2.5km- Churchlands Senior High School
- 3.3km- Wembley Golf Course
- 4.2km- Event Cinemas Innaloo
- 4.6km- Innaloo Shopping Centre
- 2.1km- Floreat Forum Shopping Centre
- 5.6km- Floreat Beach
- 7.2km- Perth CBD

Council Rates- \$1,555.04  
P/A Water Rates- \$1,004.29 P/A Strata Fees- \$889.10 P/Q