

28/1 Herdsman Parade, Wembley, WA 6014



Sold Apartment

Friday, 3 November 2023

28/1 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Apartment



Edward Lim
0894737777

\$305,000

Proudly Presented by Edward Lim Step into 28/1 Herdsman Parade, where convenience dances hand in hand with comfort. Prepare to be utterly amazed by this breathtaking 2-bedroom, 1-bathroom apartment, perfectly perched on the top floor of an impeccably maintained building. This is modern living at its finest in a bustling, thriving community. Location wise, get ready to be spoiled by a bounty of conveniences just a leisurely stroll away. For the nature enthusiasts, the Herdsman Wildlife Reserve is a haven waiting to be explored. Your kids will be overjoyed with nearby parks filled with endless activities. And there's more! A shopping centre housing an IGA supermarket, charming cafes, delectable restaurants, medical facilities, schools \u8211? all within arm's reach. Your every need is just moments away. The open-plan kitchen, a true masterpiece of practical design, flawlessly blends functionality with impeccable style. It's the heart of the home, ideal for hosting marvellous gatherings or relishing cosy evenings with your loved ones. The living area is expansive, graced with sleek wooden-style flooring throughout, and a private balcony that adds an extra layer of luxury to your daily life. The bedrooms are both generously proportioned, and the master suite features built-in robes, creating a peaceful retreat at the day's end. As for the common bathroom, it's a lavish oasis with stylish finishes and even a built-in laundry area, inviting you to indulge in pure relaxation. This remarkable property includes exclusive parking for your peace of mind, ensuring your vehicle stays safe and secure. With gated security access for ultimate peace of mind and high-speed NBN connectivity to keep you seamlessly connected to the digital world, this home has all the conveniences you could desire. 28/1 Herdsman Parade presents incredible value within an impeccably maintained complex. This is a unique chance to own a top-tier apartment that fulfills your every desire. Don't miss out on this extraordinary property - seize it before it's gone! Let's explore why it's simply irresistible... * Built Year: 1977 with Build Up Area: 61m² | Classic Charm with a cosy feel * Two spacious bedrooms * An open plan & functional design that maximises space | No wasted corners here! * Enjoy the serenity of this quiet haven while living an amazing lifestyle! * Talk about a prime location! You'll have easy access to nearby public transport with all the conveniences at your fingertips * Dedicated parking | Your previous vehicle will be safe & sound * Low maintenance & private | Spend less time worrying & more time enjoying * A gated complex ensures top-notch security | Rest easy, your peace of mind is guaranteed * Excellent rental return | Estimated rental: \$440- \$460/week Outgoings: * Council Rates: \$1,522.39 (FY2023 - 2024) * Water Rates: \$963.41 (FY 2022 - 2023) * Strata Levies: \$645.85/qtr (which includes Admin: \$545.85/qtr & Reserve: \$100/qtr) The property is currently tenanted on a periodic lease at \$300/week. Whether you're seeking an investment opportunity, your first home, or a cosy downsizing option, you simply must see this gem for yourself. Don't miss out on this remarkable property. Contact Edward Lim on 0408 929 655 for more information or to arrange a viewing. Your dream home awaits! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **