

**28A Simper Street, Wembley, WA 6014**

**DUET**

**Sold House**

Tuesday, 5 September 2023

28A Simper Street, Wembley, WA 6014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 499 m2**

**Type: House**



Craig Gaspar  
0862447860

**\$1,100,000**

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** Set on a 499 square metre survey-strata block, this well-appointed home is perfect for the young family, downsizer, or as an astute investment. Being survey-strata, the block offers a great platform to extend the existing home. Complete with a well-designed alfresco area and an expansive front yard space, there is plenty of room for those summer cricket pitches and funky monkey bars! With plenty of room left to add your personal touch, this home can become a long-term proposition with the right additions. The perfect next step in your property journey! Contact Craig to register your interest today.

**THE LIFESTYLE YOU WILL LIVE** Located within the Wembley Primary and Shenton College catchments, the ever-sought-after lifestyle of Wembley is at your fingertips! Footsteps from your doorstep, one of Western Australia's most renowned natural areas provides a space for all things active living. Combine this serene locale with all the vibrancy the local cafes, restaurants and entertaining precincts have to offer, and your lifestyle is one of leisure. Enjoy Wembley's family favourites, all just a short walk away - Captain Peter's Fish and Chips (The best value fish and chips in Perth), Monsterella, Mummucc', RoyAl's and so much more. Positioned with proximity to the CBD, and just a short drive to the golden sands of Western Australia's most pristine beaches, all the boxes are ticked with Wembley living!

**THE DETAILS YOU WILL NEED** Water Rates: \$1,195.03 per annum Council Rates: \$1,404.49. per annum Land Area: 499m<sup>2</sup>