

30F/47 Herdsman Parade, Wembley, WA 6014



Sold Apartment

Friday, 25 August 2023

30F/47 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 50 m2

Type: Apartment



Edward Lim

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\$240,000

Proudly Presented by Edward Lim Welcome to the marvelous 30F/47 Herdsman Parade, where convenience and comfort collide in the most delightful way. Get ready to be wowed by this stunning 2-bedroom, 1-bathroom apartment located on the second floor of a meticulously maintained building. It's the epitome of modern living in a vibrant and thriving community. Prepare to be spoiled by the abundance of amenities within walking distance. Nature lovers will rejoice as they explore the wonders of the nearby Herdsman Wildlife Reserve. Parks brimming with activities for the kids, a shopping center with an IGA supermarket, cozy cafes, tantalizing restaurants, medical facilities, schools-everything you need is right at your doorstep. And guess what? The bus stop is conveniently located at the front of the complex, making commuting a breeze. Step inside and be greeted by a spacious paradise that will leave you in awe. The open-plan kitchen is a masterpiece of practical design, combining functionality with impeccable style. It's the heart of the home, perfect for hosting fabulous gatherings or enjoying cozy evenings with your loved ones. The living area is spacious and adorned with plush carpet flooring throughout, adding an extra touch of luxury to your everyday life. Both bedrooms are generously proportioned, offering a tranquil haven to escape to at the end of the day. With built-in robes and luxuriously soft carpeting, these rooms are the epitome of comfort. And wait until you see the common bathroom-a lavish oasis with stylish finishes and a large corner shower area, beckoning you to indulge in relaxation. But the perks don't stop there. This exceptional property boasts exclusive use parking, ensuring your precious vehicle is safe and sound. Gated security access provides ultimate peace of mind, and high-speed NBN connectivity keeps you seamlessly connected to the digital world. 30F/47 Herdsman Parade offers unbeatable value within a meticulously maintained complex. It's a rare opportunity to own a premium apartment that caters to your every need. Don't let this remarkable property slip through your fingers! Why do we adore it? Let us count the ways: * Built Year: 1977 with Build Up Area: 69m² | Classic Charm with a cozy feel * Two spacious bedrooms * An open plan & functional design that maximizes space | No waster corners here! * Enjoy the serenity of this quiet haven while living in 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 \$370 - \$390/week Outgoings: * Council Rates: app. \$1,403.24 (FY 2022/2023) * Water Rates: app. \$918.31 (FY 2021/2022) * Strata Levies: app. \$689.80/qtr (which includes Admin: \$451.95/qtr & Reserve: \$237.85/qtr) Whether you're seeking an investment opportunity, your first home, or a cozy 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. **