

40/1 Herdsman Parade, Wembley, WA 6014



Apartment For Sale

Thursday, 4 April 2024

40/1 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Shashana McNicol
0861887560

Offers from \$319,000

END DATE SALE - all offers presented on 16/04/2024 The team at Nourish Property are excited to promote this trendy lakeside apartment, conveniently located within the sought-after Wembley area. 5 Amazing Features: 1. Split system air conditioning to each bedroom 2. Beautifully presented common area swimming pool 3. Large enclosed courtyard - pet friendly strata! 4. Fully equipped kitchen with gas cooking 5. Set away from the street with gated parking Leased fully furnished and equipped. Tenanted until 15/11/2024 at \$500pw which will be increased to \$510pw in May. 61m² internal - courtyard is 47m² (exclusive use) carpark is 15m² (exclusive use) Built 1977 Outgoings: Electricity & gas sub metered and billed through the strata company Council approx. \$383.10pw Water approx. \$164.47pw Strata approx. \$645.85pw (\$545.85 Admin & \$100.00 Reserve) Local Eats & Coffee: Where do we start?!? Your UberEATS options will be endless. Its less than 500 meters walk to the Herdsman Lake Tavern and 1.1km to The Ingredient Tree Café. The Glendalough IGA and shops are under 500 meters away. Nearby Schools: Local school - Chisholm Catholic College Nearby schools - Wembley P.S., Lake Monger P.S., Neman College , Newman Junior College, Churchlands S.H.S., TAFE AMTC Leederville Campus, Holy Spirit School (City Beach) , Holy Rosary School (Doubleview) , St Dominic's School (Innaloo) , John XXIII College (Mount Claremont) , St John's School (Scarborough) , Hale School (Wembley Downs) DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Nourish Property does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.