

40/115 Herdsman Parade, Wembley, WA 6014

Townhouse For Sale

Friday, 31 May 2024

40/115 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Townhouse



Brad Mantle
0488908070



Jay Harrison
0420512987

High \$300,000's

For all inspections, this property is located mid-way along the northern boundary. There is visitor parking at the Herdsman Lake end of the parking area. This is an extremely neat and tidy two-bedroom townhouse, located along the northern boundary of the group offering you great privacy and winter sunshine, being north / north east facing. Entering through the courtyard that has 30m²+ area, downstairs you have a lounge and dining area with reverse cycle A/C and featuring timber floors throughout. The residence has a modern kitchen with the laundry, located towards the rear of the kitchen area with extra storage. Upstairs you have a spacious master bedroom with A/C and a walk-in robe. The second bedroom is also a good size and has a built-in robe. The bathroom is also located on the second floor and incorporates a shower, toilet with a vanity and basin. An outstanding property, positioned perfectly in a very well-run group with strata fees that won't scare your budget. All of this is ideally located to local cafes and restaurants and a residents gate giving you access to the stunning Herdsman Lake. You also have a carport allocated to your property, only a quick 1 minute stroll from your front door. Strata Fees: Admin: \$724.35/Qtr Reserve: \$138.00/Qtr Total: \$862.35/Qtr Rental Appraisal: \$500/wk to \$530/wk. Location: Herdsman Lake: 0.00m St John of God Hospital: 2.5km Perth City: 7.0km Innaloo Shopping Center: 5.2km Wembley Golf Course: 3.6km Floreat Forum: 2.4km Floreat Beach: 6.1km City Beach: 5.4km To arrange an inspection, please call Brad on 0488 90 80 70.