

# 64/115 Herdsman Parade, Wembley, WA 6014



## Townhouse For Sale

Friday, 17 May 2024

64/115 Herdsman Parade, Wembley, WA 6014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Townhouse**



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## FROM \$389,950

It's time to seize a golden opportunity! With a solid 6% ROI in a highly sought-after location, this is your chance to secure a lucrative investment. This stunning two-bedroom townhouse features a state-of-the-art kitchen and is a must-have for your portfolio. With tenants eager to extend their lease, you can enjoy a hassle-free investment. Perfectly positioned with public transport and walk trails at your doorstep, it's an ideal spot for young families and professionals. Key features include:

- Large kitchen/dining/ living area with a split system air conditioning unit
- Renovated 3-year old kitchen and laundry with a stainless steel dishwasher and breakfast bar
- Main bedroom with a walk-in-robe and a split system air conditioning unit
- Second bedroom with built-in-robe and a split system air conditioning unit
- Front verandah and courtyard facing away from the traffic
- Dedicated carport
- Public transport & walk trails at your doorstep
- Currently tenanted until mid-November at \$450 per week, the tenant is happy to extend the lease

Wembley is just a 10-minute drive from the Perth CBD. Close to everything, including a prestigious golf course, sporting centre, cafés, and restaurants, this suburb offers convenience and a great lifestyle. Invest now and watch your portfolio grow! Rates: Shire \$1496.15 per annum (estimate incl. ESL) Water \$1045.14 per annum (estimate) Strata \$940.75 per quarter (estimate)