

85 Lake Monger Drive, Wembley, WA 6014



House For Sale

Wednesday, 10 July 2024

85 Lake Monger Drive, Wembley, WA 6014

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Contact Agent

Imagine the exceptional lifestyle you'll enjoy when you build your dream modern home in this prime location just off the main street. Opposite the property, enjoy fantastic playgrounds and scenic lakeside walking trails, ensuring something for everyone. The location is ultra-convenient, with close proximity to the freeway, public transport, cafes, restaurants, wine bars, shopping precincts, the city, coastal areas, and top schools. The home is ideally situated within sought-after catchment zones for West Leederville Primary School and the new Bob Hawke College. Located on a coveted street in vibrant Wembley, this north-facing, wide-frontage property offers the opportunity to create something truly unique. With a lush, leafy outlook and captivating uninterrupted lake views, this is truly an unbeatable location. With the chance to build your dream home in the heart of Wembley, enjoy the lifestyle of this desirable suburb and easy access to Perth's top schools. Don't miss out on this exceptional opportunity!

FEATURES:

- Block size 711sqm
- Opposite Lake Monger Reserve with views towards the lake
- Close proximity to public transport, freeway, cafes, and restaurants
- Within West Leederville Primary School and Bob Hawke College catchment zones
- Easy access to the city and coastline
- Water Rates: \$1,618.74 pa approx FY 23/24
- Council Rates: \$2132.03 pa approx FY23/24

Auction Terms:

- 5% deposit of purchase price on the fall of the hammer
- Sold 'as is' with no warranties
- Settlement 60 days

Please Note: The Seller reserves the right to sell the property prior to the auction and all offers are genuinely invited.