

34C/49 Herdsman Parade, Wembley, WA 6014

CENTRO ESTATES

Unit For Sale

Wednesday, 10 July 2024

34C/49 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Unit



Stephanie Taylor
0863801212



Will Hammett
0863801212

Offers from \$359,000

Whether you are a first homebuyer looking to take their first step onto the Perth property ladder, a downsizer looking for a low-maintenance property in a convenient location, or a savvy investor looking for an easy-to-lease property with the potential for great rental returns – this is an opportunity not to be missed. Situated on the top floor of the sought after Moondyne Gardens complex. Enter the unit to find a spacious kitchen with plenty of storage – this flows into an open plan living area with split system air conditioning for year round comfort. Both bedrooms are a decent size, with wardrobes included in the sale. The bathroom and laundry are combined – and will save you the journey to the complex's communal laundry. Located in the sought-after suburb of Wembley, enjoy nearby amenities including being just a short walk away to Herdsman Lake or Lake Monger, local cafes, shopping facilities at The Herdsman or Floreat Forum, plus restaurants and other local conveniences along Herdsman Parade, Grantham Street and Cambridge Street. This property is currently tenanted until November 2024, meaning an investor could purchase and begin collecting rent immediately, or vacant possession is only a few short months away for those looking to purchase and move in themselves. **Please note this property is currently tenanted on a fixed term lease until 21/11/2024 at \$420p/w. **Features include, but are not limited to:- Excellent location- Two bedrooms with wardrobes included in sale- Combined bathroom and laundry with washer/dryer included in sale- Split system air conditioning (installed 2017)- 1 allocated under cover car bay- Currently rented to great tenants- Modern kitchen with fridge included in sale Proximity (Approx)- Herdsman Tavern: 250m- Lake Monger: 700m- Herdsman Lake: 50m- Herdsman Market: 1.4km- City Beach: 5.9km- Perth CBD: 6.2km- Glendalough Train Station: 1.9km- Powis Street Freeway Entrance: 1.4km Strata Levies: \$444.05 PQ Council Rates: \$1,473.76 PA Water Rates: \$969.29 PA To organise a viewing or for more information call Stephanie Taylor on 0408 914 117 or Will Hammett 0402 387 093. Disclaimer: It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Centro Estates will not be held liable for any errors in typing or information.