

47/85 Herdsman Parade, Wembley, WA 6014

Unit For Sale

Friday, 5 July 2024

47/85 Herdsman Parade, Wembley, WA 6014

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Unit



Carlo Guzzi
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Offers Invited in Mid \$300,000s

Whether you are a retiree, first-time homebuyer, or savvy investor this second level unit is sure to tick all the boxes. Part of a tidy complex on Herdsman Parade it's perfectly positioned for you to enjoy a peaceful and quiet environment without the hustle and bustle of the city. If you snooze you will miss out on this fantastic opportunity! You are sure to appreciate:

- Near new kitchen with electric cooking
- Near new flooring
- Recently painted
- Formal living area with sliding door access to private balcony
- Bathroom/laundry combination, with separate toilet
- Queen size master bedroom
- Second bedroom
- Single undercover car bay
- Visitor bay parking available within the complex (permit required)
- Easy access to bus stop
- Ideally located in a standalone block of only eight units at the rear of the complex (D Block)

Outstanding Location:

- 4.1km approx. to Floreat Forum Shops
- 1.6km approx. to Wembley Primary School
- 1.14km approx. to Lake Monger Primary School
- 5.8km approx. to Hale Middle School
- 8.1km approx. to Floreat Beach
- 3.6km approx. to Herdsman Lake

Please note: Property is currently rented for \$380 per week on a periodic tenancy. No pets allowed. No External Air-Conditioners permitted. Shire rates approx. \$1,406.00 per year. Strata Fees approx \$1404.00 per quarter. Water rates approx. \$928.00 per year. Built Approx 1968. Click 'Get in Touch' or 'Email Agent' for floor plan and all strata information. If you are looking for a high-yield property in this area, I urge you to visit our Home Open or call for a private inspection before it's too late. Please call Carlo 0414 549 484 or email carlo.guzzi@grangerclark.com.au to find out more.