

Leased



S15, 125 Herdsman Parade, Wembley



## GATED COMPLEX WITH LIFESTYLE AMENITIES

This superbly located 2-bedroom, 1-bathroom renovated unit is one of the best presented on the market!

Amenities within the complex include a shaded swimming pool, tennis court, gymnasium, gazebo sitting/dining area, BBQs and well-maintained greenery giving everyone something to enjoy.

### Features & Location:

- Light and bright kitchen with ample storage
- Electric cooking
- Open plan living space overlooking main living area
- Generous master bedroom with built in robe
- Generous second bedroom
- Reverse cycle air-conditioning
- Combined laundry and bathroom with good storage
- Private undercover car bay in secure gated complex
- Water usage included
- Selection of local cafes and Herdsman Lake Tavern close by
- Close to Floreat Forum and Herdsman Fresh Shopping precincts
- Close to leading Primary, Secondary Schools & Universities
- Short distance to Wembley Golf Complex
- Short drive to the beach or the CBD
- Bus stop at your feet- 130 meters
- PLEASE NOTE: Kitchen stove is induction, tenants will need pots and pans that work with induction stove top

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**Price** LEASED BY XCEED

**Property Type** Rental

**Property ID** 27239

### Agent Details

Kristie-Lee Newnham - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

SORRY NO PETS CONSIDERED IN THIS COMPLEX

### **HOW TO BOOK AN INSPECTION FOR THIS PROPERTY**

If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled Happy house-hunting!

### **IMPORTANT INFORMATION:**

1. Every person attending a home open needs to register their details individually and separately - anyone over 18 not registered may be denied entry due to capacity and Covid Register compliance
2. If there is no home open time listed, register your interest and you will be alerted when a time is booked - please do not enquire requesting a viewing as you will not receive a response
3. Due to the sheer volume of enquiries, we receive in this market, we cannot accommodate private inspections so please ensure you or a representative for you attends the scheduled time booked
4. If you live outside of the Perth Metro area and physically cannot attend a viewing or have a representative attend for you, please email the leasing consultant direct to discuss.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*