



9A/49 Herdsman Parade, Wembley



## Luxury, fully renovated apartment

This UNFURNISHED 2 x 1 ground floor apartment located on Herdsman Parade will be sure to impress!

Located in a quiet complex right next to Herdsman Lake, the spacious apartment boasts luxury with the open plan living with a large courtyard with built in wiring and powerpoints for outdoor speakers and lighting in patio area creating this apartment a entertainers dream!

The extensive upgrades were completed to ensure you have premium structural features for ultimate luxury, privacy and comfort!

The bedrooms have double glazed 'tilt and turn' windows, kitchen and bathroom windows have high efficiency 6 mm glass, all internal doors are custom made with newly refurbished frames and extra thick acoustic (sound damping) plasterboard in walls and ceilings!

Brand new reverse-cycle split system a/c, USB powerpoints in multiple rooms for easy device charging.

Kitchen upgrades features:

- Under-cabinet LED lighting
- Induction cooktop with turbo zones
- Fully integrated microwave and dishwasher
- German-made Bosch canopy Rangehood
- Matching stainless steel fridge, microwave, Rangehood and oven

Bathroom features

🛏️ 2 🚿 1 🚗 1

**Price** \$400 per Week  
**Property Type** Rental  
**Property ID** 27539

### Agent Details

Courtenay Barry - 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

- Full height tiles in the shower area
- Luxury walk-in shower with rain showerhead, separate hand shower, frameless glass screen and full width slimline channel drain
- Automatic, fully ducted extractor fans
- Integrated vanity lighting
- Designer chrome fixtures throughout

Other features:

- Included: Fridge & Microwave
- Dimmable, high-efficiency LED Downlights throughout bathroom and main living area
- Fully automated, multi station irrigation in patio garden beds
- Separate front (exiting to atrium) and rear (from the patio, exiting car park) entries to the unit
- All doors and gates keyed alike
- Huge, shared clothes lines immediately outside the back gate, with a Laundromat right next door

If that wasn't enough, this apartment is close to amenities - like the local favourite Romesco Cafe, schools, easy access to the freeway and endless possibilities of restaurants and bars for your enjoyment!

**Pets:** NO pets

#### **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

#### **IMPORTANT INFORMATION:**

- 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
- 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
- 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

*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.*