

Sold



## Brilliant Buying!

For the astute investor or first home buyer this first floor apartment basked in light bright ambiance offers a spacious open plan feel with combined air conditioned lounge, living, dining, separate kitchen with an abundance of cupboard and bench space.

There is a goodsized bedroom with built in robe, combined bathroom/laundry and beautiful North facing balcony.

Situated in a tranquil quiet group with lush relaxing gardens and single carport.

The location is so convenient being close to a host of amenities including the nature wonderland of the Herdsman Wildlife Reserve, scenic Lake Monger, Wembley Town centre, Ingredient Tree café, all the beautiful fresh produce of the Herdsman Fresh Markets, cafes, restaurants, medical/childcare facilities and in the catchment areas for Bob Hawke College and Wembley Primary School.

A short drive will have you at the Wembley Golf Course, Bold Park with its walking tracks and Aquatic Centre, many parks including Perry Lakes, sporting facilities, private colleges and shopping centre.

🛏 1 📶 1 🚗 1

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28732

### Agent Details

Ray Jennings - 0418 925 909

### Office Details

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

**XCEED**   
REAL ESTATE

The bus runs along Herdsman Parade so within approx. 15 minutes you can be in the CBD or at two beautiful beaches.

Council rates \$1376.00 p/a approx

Water rates \$870.00 p/a approx

Strata Levies \$977.50 p/q approx

*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.*