

Sold



16, 6 Waterway Court, Churchlands



## Location & Lifestyle-Lakeside Resort

Under Offer by Ian-Multiple Offers Received. Top Sales Result!

Renovated ground floor apartment in lakeside, resort style complex. Situated in a secure and quiet complex in sought after, super convenient Churchlands awaits this secure, delightful ground floor apartment. Boasting new stylish & practical hybrid flooring, fresh paint throughout and a spacious private courtyard/entertaining area- this single level lock & leave is perfect for owner occupiers and investors alike.

Comprising two Queen sized bedrooms with built in robes, a renovated well appointed bathroom/ combined laundry with double vanity, modern quality fitted kitchen and an open plan spacious living/meals flowing onto the entertaining area. This peaceful complex, located on the edge of picturesque Herdsman Lake and nature reserve, features a tennis court, central entertaining area and below ground pool- perfect for the upcoming long summer days.

Conveniently located only a few hundred metres from Herdsman Fresh shopping centre, a quick bus ride to Churchlands Senior High School or Wembley Primary School and a short drive to Innaloo Shopping Centre or Floreat Forum. The city centre is easily accessed via the Circle bus route only 150 metres stroll away.

Offering an absolute move in & enjoy lifestyle this fabulous lifestyle property

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**Price** SOLD for \$441,000  
**Property Type** Residential  
**Property ID** 29413  
**Floor Area** 108 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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

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is a must see!

For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

Property Features;

- 2 Queen bedrooms with built-in-robos. Master bedroom opens onto the courtyard
- Well appointed bathroom/laundry with double vanity, bath & shower
- New hybrid flooring
- Freshly painted throughout
- Modern quality kitchen with ample storage
- Open plan living/meals area with external sliding doors opening onto the private courtyard and entertaining area
- Split system air-conditioning
- Covered outdoor courtyard and alfresco
- Storeroom
- Security screens to main doors
- Covered carport plus extra visitor parking located within 20 metres from the back door
- Complex features tennis court, swimming pool and entertaining area
- Mature gardens

Approximate distance to;

- 200m - Herdsman Lake
- 270m – The Herdsman Fresh Shopping Centre
- 1.1km- Churchlands Primary School
- 1.8km – Wembley Primary School
- 2.5km- Churchlands Senior High School
- 3.3km- Wembley Golf Course
- 4.2km- Event Cinemas Innaloo
- 4.6km- Innaloo Shopping Centre
- 2.1km- Floreat Forum Shopping Centre
- 5.6km- Floreat Beach
- 7.2km- Perth CBD

Council Rates- \$1,555.04 P/A

Water Rates- \$1,004.29 P/A

Strata Fees- \$889.10 P/Q

*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.*