

Just Listed



41/99 Herdsman Parade, Wembley



Stunning!!!

Welcome to this exceptional apartment nestled in the heart of Wembley, showcasing an impeccably renovated ground floor end apartment that exemplifies modern living at its finest. Great tenant paying \$475.00 per week, boasting an impressive annual rental return of 6.9%, this property stands out as one of the finest in its class.

Upon entering, you are greeted by the stunning contrast of crisp white décor and elegant timber finish flooring, creating a bright and inviting ambiance throughout. The spacious air-conditioned open plan lounge, living, and dining area seamlessly flows into the lush gardens via a sliding door, offering a perfect blend of indoor-outdoor living.

The ultra-modern kitchen is a chef's delight, featuring ample bench space, abundant cupboard storage, and contemporary appliances, making meal preparation a joy. Adjacent to the kitchen is a convenient internal laundry area, ensuring both functionality and convenience.

For recreation and relaxation, residents can enjoy access to a fantastic swimming pool and entertainment area, ideal for unwinding on warm summer days. The property also includes secure undercover parking within a meticulously maintained security gated complex, providing peace of mind and convenience.

The location is simply unbeatable, with the tranquil Herdsman Wildlife Reserve situated at the rear of the complex, offering a serene natural

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Price	\$359,000
Property Type	Residential
Property ID	30427

Inspection Times

Sat 20 Jul, 11:30 AM - 12:00 PM

Agent Details

Ray Jennings - 0418 925 909

Office Details

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Level 8, 3 Hasler Road Herdsman,
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08 9207 2088

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backdrop. Nearby amenities include the popular Ingredient Tree Café, Herdsman Fresh market offering fresh produce, a fish market, butcher, and bakery, ensuring all daily needs are met with ease. Additionally, the area boasts a variety of cafes, restaurants, parks, schools, shopping centres, medical facilities, and convenient access to public transportation along Herdsman Parade.

Perfectly positioned, the apartment offers quick and easy access to Perth CBD and two stunning beaches within a fifteen-minute drive, making it an ideal choice for both investors and owner-occupiers alike.

This apartment represents a rare opportunity to secure a modern, well-located, and high-yielding investment in the vibrant suburb of Wembley. Whether you are looking to expand your property portfolio or seeking a stylish place to call home, this property offers everything you could desire and more.

Contact Ray for further information on 0418 925 909.

Council Rates \$1486.00 p/a approx

Water Rates \$884.00 p/a approx

Strata \$665.00 p/q approx

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