

Under Contract



10/145 Herdsman Parade, Wembley



## Rare Three Bedroom Home

Welcome to 10/145 Herdsman Parade, where light-filled interiors and a spacious alfresco area await!

Step onto gleaming timber flooring that guides you through the expansive open-plan living and dining area, complemented by air conditioning. Adjacent is the ultra-modern kitchen with stainless steel appliances, ample bench space, and plenty of cupboards. For added convenience, there's a powder room on this level.

Sliding door leads out to a large private courtyard and alfresco area, perfect for hosting gatherings with family and friends.

Upstairs, discover three generously sized bedrooms, including a main bedroom with a walk-in robe, serviced by a central bathroom complete with a bath, shower, and separate toilet.

Nestled in a quiet, well-maintained group, this townhouse also features a double garage and store room.

The location is superb, surrounded by the natural beauty of Herdsman Reserve and close to Grantham/Selby Park. Nearby amenities include the popular Ingredient Tree Café, Herdsman Fresh for fresh produce, fish, butcher, and bakery. You'll also find numerous cafes, restaurants, parks, schools, shopping centers, medical facilities, and convenient bus routes

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**Price** Mid-High \$700,000's

**Property Type** Residential

**Property ID** 30432

### Agent Details

Ray Jennings - 0418 925 909

### Office Details

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along Herdsman Parade. This property falls within the catchment zones for Wembley Primary School and Churchlands Senior High School.

Enjoy easy access to the CBD and beautiful beaches, both just approximately fifteen minutes away.

Additional details:

Council Rates: \$1860.00 per annum (approx.)

Water Rates: \$1494.00 per annum (approx.)

Strata Levies: \$661.00 per quarter (approx.)

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