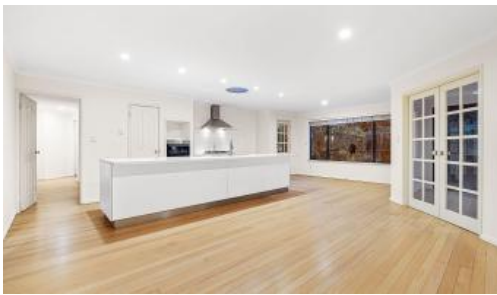


Sold



262B Selby Street, Wembley



## Selling Secrets on Selby Street....

Welcome 262B Selby Street, Wembley!

Built in 2002 and nestled in the heart of Wembley on a 547 sqm back block this stunning 4-bedroom, 2-bathroom residence is perfect for families seeking comfort, style and convenience.

Pleasantly surprising at first glance, you will be amazed at how much space this house provides inside!

Step into functional open-plan living, an intentional layout, and a brilliant separation of living and accommodation, this home has been thoughtfully planned to deliver versatile living.

Complete with a low maintenance alfresco area and plenty of off street parking this residence ticks all the boxes for easy-care living. A superb scope for togetherness when desired and separation when required, this floorplan caters specifically to the modern family.

- Enjoy generous living spaces designed for modern living
- Four Comfortable Bedrooms with built in robes & ceiling fans
- Two Modern Bathrooms
- Huge Home Office with sliding door entrance, perfect for working from home, setting up a clinic or as a 5th bedroom
- Central gourmet kitchen with stone benchtop, gas cooking and dishwasher

🛏 4 🚿 2 🚗 2 📏 547 m2

**Price** SOLD for \$1,200,000

**Property Type** Residential

**Property ID** 30513

**Land Area** 547 m2

### Agent Details

Kiera Simpson - 0414 441 445

### Office Details

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

**XCEED**   
REAL ESTATE

- Outdoor Oasis: A beautifully landscaped garden perfect for relaxation and entertaining.
- Built in 2002
- 547 sqm back block
- Double open garage
- Filtered water system connected the the mains
- Two ducted reverse cycle air conditioning
- New solar panels

The ever-sought-after lifestyle of Wembley is at your fingertips! Situated on the border of Wembley and Floreat, and just footsteps from your doorstep, one of Western Australia's most renowned natural areas provides a space for all things active living. Combine this serene locale with all the vibrancy the local cafes, restaurants and entertaining precincts have to offer, and your lifestyle is one of leisure. Positioned with proximity to the CBD, within the Wembley Primary and Shenton College intake zone and just a short drive to the golden sands of Western Australia's most pristine beaches, all the boxes are ticked with Wembley living!

Council Rates: \$1,800 per year

Water Rates: Approx. \$1,400 per year

Approximate Rent return of \$1,100 per week

Please Note: You may need to park on the opposing "Keane Street" or at the park across the road on Selby Street.

For more information, or to book your private inspection please call Kiera Simpson on 0414 441 445.

*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.*