

Sold



55/11 Herdsman Parade, Wembley



## Renovate to Improve your Value!

Welcome to 55/11 Herdsman Parade, Wembley! This original two-bedroom townhouse is perfectly positioned to offer a lifestyle of convenience and leisure. Located in the heart of one of Perth's most sought-after suburbs, this property backs onto Herdsman Lake and sits between the vibrant Cambridge Street & Glendalough precincts, home to a variety of bustling cafes, popular restaurants, and boutique shopping.

Enjoy the easy access to Perth City, with just a short drive or convenient public transport options, making it perfect for professionals and city-goers. Wembley is renowned for its blend of urban living and green spaces, offering the best of both worlds.

Nature lovers will relish the proximity to not one, but two beautiful lakes—Herdsman Lake and Lake Monger. Both are within walking distance, offering stunning parklands, walking trails, and peaceful spots to relax or enjoy a morning run. Whether you're into birdwatching, picnicking, or simply taking in the natural beauty, these lakes provide a serene escape from the bustle of daily life.

The area also boasts access to highly regarded schools, Wembley Primary School and Churchlands Senior High School, making it ideal for young families. For sports enthusiasts, nearby sporting facilities, golf courses, and recreation centres ensure there's always something to enjoy.

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**Price** SOLD for \$405,000  
**Property Type** Residential  
**Property ID** 30765

### 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

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REAL ESTATE

#### Key Features:

- 2 bedrooms upstairs, main with WIR
- Neat bathroom
- Spacious open-plan lounge and living area that opens to courtyard
- Functional kitchen
- Laundry
- Spacious fully fenced courtyard with gate access
- Secure undercover car bay with ample visitor parking
- Communal gardens
- Access to Herdsman Lake via back gate

Whether you're a first home buyer looking for the perfect start, an investor or renovator seeking a property in a high-demand area, this townhouse offers exceptional value. With its unbeatable location and lifestyle appeal, it won't last long. Renovate and add value to your investment.

To secure your slice of Wembley, contact Ray Jennings on 0418 925 909 today!

Council \$1541.00 p/a approx

Water \$992.00 p/a approx

Strata \$650.00 p/q approx

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