

Just Listed



9C/49 Herdsman Parade, Wembley



## Great Location!

Welcome to 9C/49 Herdsman Parade, Wembley – a ground floor apartment offering an enviable lifestyle directly opposite the tranquil Herdsman Lake. Enjoy morning strolls or weekend picnics by the lake, right on your doorstep, while soaking in the natural beauty and abundant birdlife.

### Property Features:

- \* 2 spacious bedrooms with built-in robes
- \* Combined bathroom and laundry
- \* Enclosed courtyard, perfect for outdoor entertaining with an aspect to Moondine Reserve
- \* Open-plan lounge and dining area
- \* Easy-care kitchen
- \* Secure in a sought-after complex
- \* Laundry in complex
- \* Undercover parking bay
- \* Entry from Moondine Drive
- \* Currently leased at \$495.00 per week on Periodical Lease

Herdsman Lake is just a short stroll away, offering a tranquil retreat with its scenic walking and cycling trails, abundant wildlife, and picturesque picnic spots. Whether you're an avid birdwatcher or simply enjoy peaceful outdoor activities, this nature reserve is a sanctuary in the heart of the city. On the other side, Lake Monger boasts its own spectacular beauty. Perfect for morning jogs, sunset strolls, or enjoying the lush green surroundings, this

 2  1  1

<b>Price</b>	Mid \$400,000's
<b>Property Type</b>	Residential
<b>Property ID</b>	31241

### 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

**XCEED**   
REAL ESTATE

popular lake is a favourite among locals for recreation and relaxation. It also provides easy access to the surrounding parks and playgrounds, making it an excellent spot for families.

Beyond nature, the location provides seamless urban convenience. You'll be close to local shops, medical suites, and vibrant cafes, including the complex's very own "Loving Hut" plant-based café. With quick access to the freeway, you're only minutes from Perth's CBD, while the nearby coast makes beach days effortless.

This apartment blends the best of city and nature living – an ideal retreat for those who want the serenity of lakeside living while staying connected to the dynamic energy of Perth.

Nestled in the heart of Wembley, don't miss the chance to make it your new home, call Ray Jennings 0418 925 909

Council Rates \$1533.00 p/a approx.

Water Rates \$970.00 p/a approx.

Strata levies \$475.75 p/q approx.

*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.*