

Sold



Unit 17F, 47 Herdsman Pde, Wembley



## UNDER OFFER!!!

Welcome to 17F/47 Herdsman Parade, a practical and comfortable 2 bedroom, 1 bathroom apartment situated on the first floor of a well-maintained building. This residence embodies contemporary living in a lively community.

This captivating property would make a fantastic home or wonderful investment, Featuring a spacious open-plan, air conditioned lounge living room with separate dining, highlighted by timber finish flooring throughout, along with a kitchen/meals area boasting ample bench and cupboard space.

The two well proportioned bedrooms, each with built-in robes, share a combined bathroom/laundry. The residence is located within a secure and well-maintained gated complex, offering a tranquil atrium-style garden and single undercover parking.

The fantastic location allows easy access to the natural wonders of Herdsman Wildlife Reserve, parks with diverse activities for children, a

 2  1  1

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 82          |
| Floor Area    | 69 m2       |

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

shopping centre with an IGA supermarket, charming cafes, restaurants, medical facilities, schools, and a conveniently located bus stop.

Within fifteen minutes, you can reach Glendalough train station, the CBD, or two of the finest beaches, with straightforward freeway access.

Exclusive parking and gated security access provide peace of mind, while high-speed NBN connectivity keeps you connected.

Don't miss the chance to own this practical and well-located apartment that meets all your needs. Current vacant, you can move in straight away.

#### Features Include

- \* Open plan & functional design maximises space, no wasted corners here
- \* Modern kitchen with ample storage with overhead cupboards
- \* Stainless steel oven, cooktop and slide out rangehood
- \* Solid Timber flooring throughout the living area
- \* Classic Charm with a cozy feel
- \* Two spacious bedrooms
- \* Spacious modern bathroom / laundry
- \* Prime location with easy access to nearby public transport and conveniences
- \* Close to Herdsman Lake, enjoy the serenity of this quiet haven while embracing an amazing lifestyle!
- \* Dedicated secure & undercover parking
- \* Low maintenance & private
- \* Secure & gated complex
- \* Excellent rental return - Estimated at \$400 to \$430 per week
- \* Built Year: 1977
- \* Build Up Area: 69m2
- \* Strata Fees \$689.80 per qtr (inc reserve)

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.