

Sold



Unit 12, 3 Waterway Court, Churchlands



## Private & Convenient

With picturesque & peaceful Herdsman Lake, Herdsman Fresh and ample public transport almost at your doorstep this immaculate 2 bedroom villa offers a super convenient move in and enjoy lifestyle.

Boasting a stylish near modern kitchen, floorboards to main living areas and a large fully fenced private courtyard this single level lock & leave is perfect for first homebuyers, investors or retirees alike.

Set behind an electric security gate within established gardens, villas in this small complex are keenly sought after so be sure to view this weekend.

For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

## OTHER FEATURES

- \*Large fully walled 9m x 7.5m private courtyard with established garden and reticulation from mains water
- \*Single covered carport and ample visitor parking bays
- \*Secure electric access gate to complex
- \*Well cared for low maintenance complex all on one level (no stairs) with mature garden
- \*Reverse cycle split system air-conditioning system to main living room
- \*Kitchen incorporates a dishwasher, glass splashback, double bowl sink, led lighting and under counter oven
- \*Built-in robes to both bedrooms
- \*Timber laminate floorboards to main living areas
- \*Separate laundry adjoining kitchen

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**Price**

**SOLD**

**Property Type**

**Residential**

**Property ID**

**24682**

## Agent Details

Ian Fatharly - 0411 886 183

## Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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**XCEED**   
**REAL ESTATE**

\*Security doors and insulation to ceiling

#### AREA HIGHLIGHTS

\*Herdsman Fresh, café, shops & restaurant only a brief 150m stroll away via direct complex access gate

\*Picturesque Herdsman Lake and wildlife reserve within a 200m stroll

\*Located within Wembley Primary School and Churchlands Senior High School catchment areas

\*Ample public transport nearby (approx. 100m) including the Circle bus route, bus to Shenton Train Station and special events bus to Optus Stadium

\*Quick easy access to the coast and city

\*Numerous public amenities nearby include Bold Park Aquatic Complex, Wembley Golf Course, parkland, lakes, sports fields and hospitals

\*Surrounded by a selection of local and major shopping centres including Herdsman Fresh, Woodlands Shopping Centre, Floreat Forum, Innaloo shopping precinct and Karrinyup Shopping Centre

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