



**Unit 22, 89 Herdsman Pde, Wembley**



## Rare Opportunity...

... to buy a BRAND NEW home with all the latest fixtures and fittings in highly sought after Wembley!

With a light and bright ambiance, the home gives off a great feeling of space and features timber finishes throughout.

The lower level offers large open plan lounge/living adjacent the stunning kitchen/island meals/bar with sliding doors to an alfresco entertaining area. There is a powder room for the convenience of your guests.

The upper level presents a master suite, two more generous size bedrooms (all with built in robes) serviced by a central bath with separate toilet, family living area with a large balcony.

There is a big double garage, plenty of storage and all of this in a security gated complex.

The location compliments this brilliantly designed group, being close to a host of amenities including the nature wonderland of the Herdsman Wildlife Reserve, scenic Lake Monger, Wembley Town centre, Ingredient Tree cafe,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28424

### Agent Details

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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all the beautiful fresh produce of the Herdsman Fresh Markets, cafes, restaurants, medical/childcare facilities and in the catchment areas for Bob Hawke College and Wembley Primary School.

A short drive will have you at the Wembley Golf Course, Bold Park with it's walking tracks and Aquatic Centre, many parks including Perry Lakes, sporting facilities, private colleges and shopping centre.

The bus runs along Herdsman Parade so within approx. 15 minutes you can be in the CBD or at two beautiful beaches.

Water rates \$911.00 p/a approx

Council Rates \$1484.00 p/a approx

Strata \$214.00 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.*