







Location & Lifestyle-Lakeside Resort

Under Offer by Ian-Multiple Offers Received. Top Sales Result!

Renovated ground floor apartment in lakeside, resort style complex. Situated in a secure and quiet complex in sought after, super convenient Churchlands awaits this secure, delightful ground floor apartment. Boasting new stylish & practical hybrid flooring, fresh paint throughout and a spacious private courtyard/entertaining area- this single level lock & leave is perfect for owner occupiers and investors alike.

Comprising two Queen sized bedrooms with built in robes, a renovated well appointed bathroom/ combined laundry with double vanity, modern quality fitted kitchen and an open plan spacious living/meals flowing onto the entertaining area. This peaceful complex, located on the edge of picturesque Herdsman Lake and nature reserve, features a tennis court, central entertaining area and below ground pool- perfect for the upcoming long summer days.

Conveniently located only a few hundred metres from Herdsman Fresh shopping centre, a quick bus ride to Churchlands Senior High School or Wembley Primary School and a short drive to Innaloo Shopping Centre or Floreat Forum. The city centre is easily accessed via the Circle bus route only 150 metres stroll away.

Offering an absolute move in & enjoy lifestyle this fabulous lifestyle property

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Price	SOLD for $441,000
Property Type	Residential
Property ID	29413
Floor Area	108 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

is a must see!

For further details or to arrange a private viewing appointment please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

Property Features;
• 2 Queen bedrooms with built-in-robes. Master bedroom opens onto the courtyard
• Well appointed bathroom/laundry with double vanity, bath & shower
• New hybrid flooring
• Freshly painted throughout
• Modern quality kitchen with ample storage
• Open plan living/meals area with external sliding doors opening onto the private
courtyard and entertaining area
• Split system air-conditioning
• Covered outdoor courtyard and alfresco
• Storeroom
• Security screens to main doors
• Covered carport plus extra visitor parking located within 20 metres from the back door
• Complex features tennis court, swimming pool and entertaining area
• Mature gardens

Approximate distance to;
• 200m - Herdsman Lake
• 270m – The Herdsman Fresh Shopping Centre
• 1.1km- Churchlands Primary School
• 1.8km – Wembley Primary School
• 2.5km- Churchlands Senior High School
• 3.3km- Wembley Golf Course
• 4.2km- Event Cinemas Innaloo
• 4.6km- Innaloo Shopping Centre
• 2.1km- Floreat Forum Shopping Centre
• 5.6km- Floreat Beach
• 7.2km- Perth CBD

Council Rates- $1,555.04 P/A
Water Rates- $1,004.29 P/A
Strata Fees- $889.10 P/Q

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