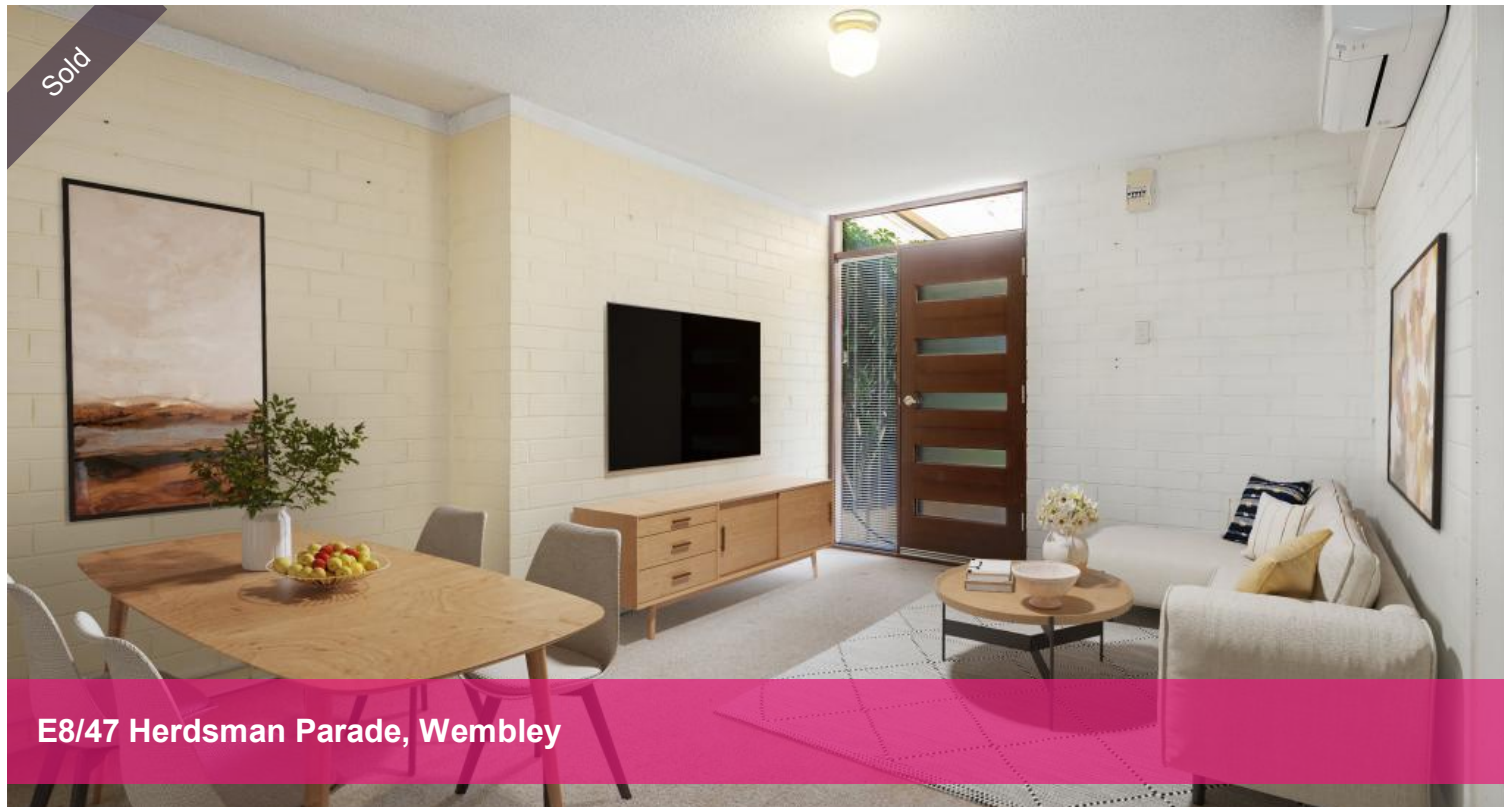


Sold



E8/47 Herdsman Parade, Wembley



## Home Open Cancelled

This ground-floor gem is ready for a fresh start—perfect for those with a vision to restore it to its former glory. Boasting an open floor plan, this apartment features a spacious private front courtyard complete with a storage shed and well-kept gardens that bask in sunlight, offering endless potential.

### Key Features:

- \* Generous Bedroom: A well-sized bedroom with built-in robes for ample storage.
- \* Combined Bathroom/Laundry: A practical and convenient layout.
- \* Open-Plan Living: The lounge, living, and dining areas flow seamlessly together.
- \* Separate Kitchen: Plenty of storage space.
- \* Comfortable Living: Split system air conditioning in both the bedroom and living area ensures year-round comfort.
- \* Secure Undercover Parking: One designated parking spot within complex.
- \* Pet friendly complex!

### Prime Location:

Situated in a fabulous location, you'll have the Herdsman Wildlife Reserve right at your doorstep—perfect for nature walks and outdoor activities. Enjoy easy access to parks with kid-friendly amenities, a shopping centre with an IGA supermarket, cafes, restaurants, and medical facilities. Plus, schools are nearby, and the bus conveniently stops right in front of the complex.

🛏 1 🚿 1 🚌 1

**Price** SOLD for \$295,000  
**Property Type** Residential  
**Property ID** 30645

### Agent Details

### Office Details

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

**XCEED**   
**REAL ESTATE**

In just 15 minutes approx, you can be at the Glendalough train station, the Perth CBD, or enjoying the sun at two of the best beaches in the area. Freeway access is also a breeze, making commuting simple and stress-free.

This apartment is a canvas waiting for your personal touch. Don't miss out on this fantastic opportunity to create your dream home in a superb location.

Council Rates \$1503.16 p/a approx

Water Rates \$906.45 p/a approx

Strata \$778.15 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.*