








## Your Ideal Opportunity Awaits!

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Attention First Home Buyers and Savvy Investors!

Discover the perfect blend of comfort and convenience in this delightful property, nestled within a popular, low-maintenance complex in the heart of Wembley.

Key Features Include:
* Two Spacious Bedrooms: Main bedroom with built-in robes, offering ample storage.
* Combined Bathroom/Laundry: Efficiently designed for practicality and convenience.
* Bright and Airy Living Space: Enjoy a light-filled open-plan lounge with sliding doors that lead to an enclosed balcony.
* Well-Equipped Kitchen: Featuring ample bench and cupboard space, plus a handy breakfast bar for casual dining.
* Modern Comfort: Air conditioning in the lounge ensures year-round comfort.
* Convenient Parking: Single allocated car bay for your vehicle.

Prime Location: Wembley is a sought-after suburb offering a serene lifestyle close to nature. You'll love being near Herdsman Lake, surrounded by a beautiful nature reserve with scenic trails and pathways. Plus, enjoy the proximity to Lake Monger and Rutter Park, perfect for outdoor activities.

Lifestyle and Convenience: Just a stone's throw from Cambridge Street, you'll

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| **Price** | SOLD for $380,000 |
| **Property Type** | Residential |
| **Property ID** | 30668 |

**Agent Details**

**Office Details**

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

have access to an array of shops, cafes, restaurants, and essential services. With excellent public transport options and easy freeway access, getting around is a breeze.

Education: The property is located in the catchment area for the highly regarded Churchlands Senior High School, with Wembley Primary School and Lake Monger Primary School also nearby, making it an excellent choice for families.

This property offers the perfect mix of lifestyle, location, and low-maintenance living. Don't miss out on this fantastic opportunity, call Ray Jennings 0418 925 909.

Council rates $1530.00 p/a approx.
Water rates $958.00 p/a approx.
Strata $816.00 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.*