








## Fabulous Lakeside Apartment

All Offers Price Guide-Mid $300,000's

Nestled on the edge of picturesque Herdsman Lake in sought-after, desirably located, Churchlands this neat 2 bedroom, private first floor apartment offers a blend of practicality, comfort and convenience. Located within well maintained “Floreat Village”, this lock & leave opportunity is perfect for those seeking an easy-care lifestyle or a smart investment opportunity.

Step inside and be greeted by a functional floorplan, featuring a well-equipped kitchen and open-plan living area flowing onto the private balcony with a delightful outlook of the gardens, ideal for relaxing or enjoy your morning coffee!

Situated within a safe and secure gated apartment complex boasting beautifuly maintained gardens and sparkling swimming pool, offering peace of mind and a sense of community. Whether you're looking for a lock-and-leave home or a long-term investment, this apartment provides a versatile option for any buyer.

Enjoy easy access to a variety of cafes, restaurants and shopping at Herdsman Fresh or the Circle Route bus service located just metres away. Nature enthusiasts will appreciate being so close to serene Herdsman Lake, offering picturesque walking and cycling trails.

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| **Price** | SOLD for $365,000 |
| **Property Type** | Residential |
| **Property ID** | 30739 |

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

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Top-rated schools located in this catchment area are Wembley Primary School and Churchlands Senior High School, both being within bike riding distance, making it an ideal spot for families. For entertainment, Innaloo Cinemas, the vibrant Wembley and Subiaco café & restaurant districts, and the stunning coastline of Scarborough & City Beach are all just a short drive away. An enviable lifestyl!

For further Information or to arrange a private viewing please contact Ian Fatharly on 0411 86 183 or ian@xceedre.com.au

Accommodation & Features;
• 2 generous bedrooms with private views of garden and pool
• Bathroom with combined laundry
• Well appointed kitchen
• Living and dining area
• Balcony with private outlook into trees and garden
• Secure & safe gated complex
• Light n' bright apartment
• Covered carport parking behind electric gate
• Manicured complex gardens
• Below ground sparkling swimming pool
• Complex situated on the edge of peaceful Herdsman Lake and across the road from Herdsman Shops
• Circle route and Events bus service less than 50 metres away

Approximate Distance to;
• 50m- Herdsman Lake
• 100m- Herdsman Fresh and local shops
• 900m- Churchlands Primary School
• 2.8km- Newman College
• 3.0km- Churchlands Senior High School
• 3.8km- Hale School
• 4.0km- Jackadder Lake Reserve
• 4.2km- Wembley Golf Course
• 4.9km- Innaloo Shopping Centre
• 5.8km- Floreat Beach
• 7.0km- Perth CBD

*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.*