



90 Holland Street, Wembley



## Charming Character Home in the Heart of Wembley

Step into a world of charm and potential with this character-filled home nestled on a generous 645sqm block in the highly sought-after suburb of Wembley. Perfect for renovators or those dreaming of creating their ideal home, this property combines timeless elegance with a fantastic location.

### Features You'll Love:

- \* Master Suite: A spacious master bedroom complete with an ensuite and built-in robes.
- \* Additional Bedrooms: Two well-sized bedrooms serviced by a main bathroom.
- \* Living Spaces: Separate lounge room with leadlight feature doors, a formal dining area, and a bright living room with beautiful natural light.
- \* Kitchen & Utility Spaces: Functional kitchen, utility room, and a separate laundry.
- \* Outdoor Oasis: Covered patio overlooking a lawned rear yard with mature trees and a rear double garage/workshop for hobbies or extra storage with access from ROW.
- \* Entryway Charm: Make your way down the red-paved garden path to the welcoming front porch, showcasing red brick accents, stunning leadlight windows with green and cream details.
- \* Ceiling fans and air-conditioning

### Character Features:

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	31148
<b>Land Area</b>	645 m2

### Agent Details

#### Office Details

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

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- \* Leadlight windows and feature doors
- \* Decorative ceiling cornices and light centrepieces
- \* Picture rail mouldings
- \* High skirting boards
- \* Jarrah floorboards

Location Highlights:

Situated in the heart of Wembley, this home offers unparalleled access to everything a family could need:

- Schools: Located within the catchment areas of highly regarded Wembley Primary School and Bob Hawke College, ensuring a premium education for your children.
- Parks & Nature: Enjoy serene walks around the picturesque Lake Monger and Herdsman Lake, both just moments away.
- Lifestyle & Convenience: Wembley is known for its family-friendly atmosphere, tree-lined streets, and vibrant community. You'll be close to local cafes, shops, and public transport, making daily life a breeze.

Whether you're looking to restore this beauty to its former glory or start fresh on a prime block, this property is a canvas for your vision. Don't miss the chance to secure a home in one of Perth's most desirable suburbs.

For more information or to arrange a viewing, contact Ray Jennings on 0418 925 909.

Council Rates \$2280.00 p/a approx.

Water Rates \$1596.00 p/a approx.

Land 645sqm approx.

Zoning R20

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