







Character, Comfort, and Limitless Potential in a Prime Location!

Welcome to this much-loved home, brimming with charm and ready for its next chapter. Whether you're looking to renovate and extend or enjoy its cozy, original condition, this property offers an incredible canvas for your dream lifestyle.

Set on a generous block with a huge backyard, ample storage, and versatile living spaces, this home is nestled in one of Wembley's most desirable pockets, combining tranquil natural surroundings with urban convenience.

Key Features:
• Living Spaces: Spacious formal lounge, large dining area, and step-down enclosed casual living area for versatile family living.
• Bedrooms: Three good-sized bedrooms, two with built-in robes for functional living.
• Bathroom: Centrally located with a separate toilet for added convenience.
• Outdoor Retreat: A paved patio wraps around the house, leading to a spacious backyard with a large shed and garage—perfect for hobbyists and families.
• Comfortable Living: Air conditioning in the lounge and main bedroom ensures year-round comfort.

Prime Location Highlights:
• Nature Wonderland: Just a short stroll to Herdsman Lake, a haven of

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Price	SOLD for $1,275,000
Property Type	Residential
Property ID	31276
Land Area	660 m2

Agent Details

Office Details

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natural beauty offering walking and cycling trails, abundant birdlife, and tranquil open spaces. Perfect for morning jogs, weekend picnics, or simply unwinding in nature.
• School Catchments: Zoned for the highly sought-after Churchlands Senior High School, renowned for its excellent academic reputation. Close proximity to other top schools including Wembley Primary School, making this a perfect family-friendly location.
• Convenience at Your Doorstep: The Herdsman Growers Mart is just around the corner for fresh produce and gourmet delights, while nearby delis, cafes, and shops cater to everyday needs.
• Accessibility: Enjoy seamless access to the freeway, public transport options, and major arterial roads, making commutes to the CBD or Perth's iconic beaches a breeze.
• Lifestyle Opportunities: Minutes from the vibrant hubs of Leederville and Subiaco, offering fantastic dining, shopping, and entertainment options.

This home presents a rare opportunity to enjoy a coveted Wembley lifestyle in a property that's brimming with potential. Whether you're looking to renovate, extend, or simply settle into a home full of character and warmth, the possibilities are endless.

Zoned R20, don't miss your chance to make 98 Herdsman Parade your forever home. Contact Ray on 0418 925 909 or rayj@xceedre.com.au today to arrange a viewing!

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