







Your Ideal Home Awaits! - Ground Floor!

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Welcome to Floreat Village, where this charming ground-floor apartment offers a leafy, peaceful setting in the sought-after suburb of Churchlands. Perfectly positioned, you'll enjoy easy access to Herdsman Lake, scenic walking trails, and the Herdsman shopping complex—putting everything you need right at your doorstep.

Features:
* Two bedrooms – Both with built-in robes - master includes an air conditioner.
* Combined bathroom/laundry – Features a vanity, corner shower, toilet, and laundry recess.
* Open plan living – Light-filled and opens out to courtyard with air conditioning.
* Kitchen – Neutral tones, breakfast bar, ample storage, and gas cooking.
* Private courtyard – Ideal for entertaining or relaxing, with direct access to the complex pool and gardens.
* Secure living – Intercom entry, security screen door, and gated lock-up garage with visitor parking.

Nestled in one of Perth's most sought-after suburbs, this home offers an unbeatable blend of nature, convenience, and lifestyle amenities.

* Herdsman Lake is just steps away, providing stunning walking and cycling trails, abundant birdlife, and serene picnic spots.

Price	SOLD for $507,000
Property Type	Residential
Property ID	31332

Agent Details

Office Details

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

* The Herdsman Shopping Complex is right next door, featuring a gourmet fresh food market, cafes, a pharmacy, and specialty stores.
* Churchlands and Wembley are renowned for their premium lifestyle, with top-rated schools, leafy streets, and easy access to the coast.
* A short drive to Floreat Forum, offering major supermarkets, boutique shopping, and dining options.
* Public transport options are easily accessible, connecting you to the city and beyond.
* Just 10 minutes approx. to Perth CBD and a short drive to City Beach, making it perfect for professionals and beach lovers alike.
* Wembley Primary School, Churchlands Primary and Senior High School and Newman College are all close by.

This low-maintenance, lock-and-leave home is perfect for first-home buyers, downsizers, or investors looking for a prime location. Contact Ray Jennings for more information or to book your inspection 0418 925 909

Council Rates $1560.00 p/a approx.
Water Rates $1075.00 p/a approx.
Strata Levies $1024.00 p/q approx.

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