



7, 7 Waterway Court, Churchlands



### Under Offer Off Market Sale!

New Record Waterway Court Price! More properties needed for buyers who missed out.

This superb fully renovated ground floor apartment is perfectly positioned just metres from the foreshore of peaceful Herdsman Lake and wildlife reserve is the perfect home base for the first home buyer, down sizer or investor.

#### Featuring:

- \* 2 bedrooms with built-in robes
- \* Fully renovated and tiled quality bathroom
- \* Open plan lounge/living
- \* Brand new fully fitted kitchen
- \* New hybrid timber look flooring throughout
- \* Covered alfresco/courtyard with store room
- \* Allocated parking bay

Enjoy direct access to walking and cycling trails by the lake, relax at the complex swimming pool & entertaining area or walk a few hundred metres to Herdsman Fresh for your favourite cafe, shops and amenities.

With public transport almost at your doorstep, convenience meets serenity in this enviable, super convenient location.

 2  1  1 

**Price** SOLD for \$805,000  
**Property Type** Residential  
**Property ID** 32826  
**Floor Area** 74 m2

#### Agent Details

Ian Fatharly - 0411 886 183

#### Office Details

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

**XCEED**   
REAL ESTATE

For parents seeking excellent schools, this complex is within highly regarded Wembley Primary and Churchlands Senior High School catchment areas.

This apartment isn't just a home, it's a lifestyle!

For further details please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

*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.*