



6/7 Waterway Court, Churchlands



Delightful Ground Floor Courtyard Apartment

Home open cancelled. Under Offer!

Pristine 2 bedroom ground floor apartment, boasting a large 29 SQM private courtyard, surrounded by lush established gardens in a small well maintained complex, perfectly positioned on the edge of picturesque & peaceful Herdsman Lake.

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, groceries and amenities.

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

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

Suitable for all age groups as there are no stairs. This apartment isn't just a home, it's a lifestyle!

For further details or to arrange a private viewing of this sought after apartment please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

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Price Under Offer by Ian

Property Type Residential

Property ID 33005

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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ACCOMMODATION & FEATURES

- * Open plan living and dining with reverse cycle split system air-conditioning
- * Sem-separate kitchen with ample bench and cupboard space with delightful rear courtyard outlook
- * Two bedrooms with built in robes- master bedroom has direct door access to the bathroom (semi-ensuite)
- * Stylish modern bathroom and combined laundry
- * Large fully fenced & paved 29 SQM alfresco courtyard with established garden
- * Secure store room within rear courtyard for convenience
- * Covered carport parking bay
- * Security screens on bedroom windows and external doors
- * Resort-style complex with pool, BBQ area and established manicured gardens backing onto parkland and lake

Council Rates: \$1,660 p/annum

Water Rates: \$1,108 p/annum

Strata Levy: \$903 p/quarter Strata Reserve Fund Levy: \$235 p/quarter

AREA HIGHLIGHTS

- 50m- Herdsman Lake
- 150m – Circle Route and major events bus stop
- 200m- Herdsman Fresh
- 850m- Grantham Park & restaurants
- 1.9km- Wembley Primary School
- 2.5km- Churchlands Senior High School
- 3.2km- Wembley Golf Course
- 3.3km- Bold Park Aquatic
- 2.2km- Floreat Forum Shopping Centre
- 3.8km- Event Cinemas Innaloo
- 4.4km – Subiaco restaurant & shopping precinct
- 4.5km- Westfield Innaloo Shopping Centre
- 5.0km- Floreat Beach
- 6.8km- CBD

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