







Secure First Floor Lakeside Apartment

Experience a fabulous lifestyle living in this secure first floor, light filled, apartment desirably positioned on the foreshore of peaceful Herdsman Lake and wildlife reserve-boasting a peaceful country atmosphere, yet surrounded by city amenities.

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 coffee, groceries and restaurants.

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.

An ideal home or excellent investment property!

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

ACCOMMODATION & FEATURES
*Open plan living and dining with reverse cycle split system air-conditioning
*Light filled kitchen with ample bench and cupboard space
* Two spacious bedrooms with built in robes- master bedroom has direct door access to the bathroom (semi-ensuite)

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Price	SOLD for $650,000
Property Type	Residential
Property ID	33101

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

* Renovated, modern bathroom/combined laundry
* 2 split system air-conditioners
* Secure store room in carport area
* Covered carport parking bay
* Resort-style complex with pool, BBQ area and established manicured gardens backing onto parkland and lake

Council Rates: $1,660 p/annum
Water Rates: $1,138 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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