

# 31/85 Herdsman Parade, Wembley, WA, 6014

## Apartment For Sale

Monday, 28 October 2024

31/85 Herdsman Parade, Wembley, WA, 6014

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Emily Garden

## Sunny & stylish abode

This cozy 1 bedroom apartment, newly updated with beautiful high-quality carpet and a fresh coat of paint, giving it a crisp, modern feel. Bathed in natural light, the space feels open and inviting, with a lovely outlook that brings in a touch of greenery. Perfectly sized for easy living, this apartment combines comfort and style in one neat package. Located in a well-connected community, this apartment is ideal for those seeking a peaceful retreat with all the perks of nearby amenities, parklands, and a quick commute.

### THE HOME

1 bedroom

1 bathroom

Kitchen / dining

Living

1 wc

Built approximately 1969

### FEATURES

Brand new carpets throughout

Freshly painted throughout

Open-plan living room with dimmable downlights and access to the balcony

Modern kitchen with feature black handles

Spacious bedroom with built in robes

Renovated bathroom

Communal laundry

### OUTSIDE FEATURES

Balcony with an outlook over the mature trees

### PARKING

One parking space

Visitor parking

### LOCATION

Super convenient and well-positioned with easy access to both the beach and the CBD. Shop at The Herdsman Market for your gourmet produce and the Floreat Forum or The Good Grocer Wembley IGA on Cambridge Street for all your grocery needs. Well located to schools, parks including Herdsman Lake and Cambridge Street cafes and shops.

### SCHOOL CATCHMENTS

Wembley Primary School

Churchland Senior High School (until Bob Hawke intake begins)

Bob Hawke College (year 7 intake started 2020)

### TITLE DETAILS

Lot 31 on Strata Plan 14634

Volume 1767 Folio 144

### STRATA INFORMATION

43 sq. metres including balcony

48 lots to the complex

### ESTIMATED RENTAL RETURN

\$450 - \$490 per week

#### OUTGOINGS

City of Stirling: \$1,494.83 / annum 24/25

Water Corporation: \$884.35 / annum 23/24

Strata Levy: \$765.00 / quarter

Reserve Levy: \$174.25 / quarter

Total Strata Levies: \$939.25 / quarter

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