

Sold

## Unit 29, 167 Grand Boulevard, Joondalup



### LOCATION, LOCATION!

Located right in the heart of Joondalup this lock up and leave top floor 2 x 1 apartment is an amazing find for any first home buyer, couples or the astute Investor looking for a real gem in one of the most convenient and sought after spots in Perth!

This ultra-convenient location is just 800m from ECU Joondalup Campus, 900m from Joondalup Train Station and just 240m from the ever growing and improving Lakeside Joondalup Shopping Centre.

Surrounded by local shops, cafe strips, amenities and nestled next to Joondalup Central Park this neatly presented apartment offers a quality of lifestyle that is hard to beat!

Apartment 29, sitting on the western wing of Maddison Apartments is one of few apartments in the complex with access to the lift. As you get out of the lift this apartment is conveniently located just next door which is an added bonus to this gem!

As you walk into the home the open plan living area features neutral décor, ample natural light and a split system unit. Through the sliding door you will find a great balcony overlooking Joondalup Shopping Centre.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28606
<b>Land Area</b>	95 m2
<b>Floor Area</b>	77 m2

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

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



The spacious kitchen is appointed with plenty of cupboard space for storage, 600mm stainless steel appliances and a dishwasher.

Both bedrooms are generous in size complete with neutral décor, plush carpets and mirrored built in robes.

The bathroom features vanity, shower and mirror and is ideally positioned to the middle of the apartment.

Features includes:

- Two generous size bedrooms with built-in mirrored robes
- One bathroom
- Top floor apartment
- Split-system air-conditioning to the living area
- Secure complex with electric gates and 24/7 surveillance,
- Neatly tucked away European Laundry
- Apartment conveniently located next to the lift
- Balcony with Joondalup Shopping Centre views
- Secure car bay located underneath apartment
- 77m2 internal living space
- 95m2 lot size
- Storeroom for additional storage
- Great amenities including swimming pool, gym, sauna, lounge and BBQ area.

Location (approx distances):

- 240m to Lakeside Joondalup Shopping Centre
- 300m to cafe and restaurant strip
- 300m to Joondalup City Medical Group
- 800m to ECU Joondalup Campus
- 900m to Joondalup Train Station

Strata Fees -

Administrative fund: \$732.23 quarterly

Reserve fund: \$135.76 quarterly

Council Rates -

\$1,128.00 per annum

Be quick this property won't last long! Contact Emily today to arrange an inspection on 0434 862 029.

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