

Sold



## 2 Moorgate Court, Joondalup



### Convenient, Contemporary Lakeside Living!

Spacious and modern, this two-storey family residence is ideal for busy people seeking a comfortable, lock-and-leave lifestyle. With four bedrooms, two bathrooms, a rear courtyard, balcony off the main bedroom, and a bright and airy living, kitchen, and dining area, you'll find ease throughout and plenty of room to move.

Enter the immaculately maintained downstairs open plan main living area, a tiled, clean-lined, and super low maintenance space. Here, the kitchen offers a breakfast bar, abundant storage, a large pantry, double sinks and stainless-steel appliances, including a dishwasher. Enjoy meal prep with everything at your fingertips, all while overlooking the paved alfresco courtyard. The living and dining area itself boasts elegant pendant lighting, timelessly subtle black and white interior fixtures, and a sunny front outlook.

Upstairs, find a generous main bedroom with split-system air-conditioning, built-in robes and a front-facing balcony accessed via sliding glass doors, a great place to take in the peaceful surrounds. A private ensuite offers a shower, vanity, and WC, while a second family-sized bathroom enjoys a separate shower, bath, and WC. Built-in robes are in all three remaining bedrooms, and a split-system air conditioner is a feature in bedroom two.

Additionally, there is the practicality of a good-sized separate laundry, with sink and cabinetry, accessed via the electric door garage for easy entry into the home.

4 2 2

**Price** SOLD for \$545,000

**Property Type** Residential

**Property ID** 29704

#### Agent Details

Alana Nelson - 0438 280 004

#### Office Details

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Outside, wind down with an evening drink in the courtyard after a long day, an area that can also be accessed via a handy side gate. There's also a lockable storage shed, perfect for surfboards, bicycles, mowers and the like.

No doubt residents here will love the ease with which they can nip into Little Jaspi's café - quite literally on its doorstep – and stroll to Joondalup Private Hospital, Lake Joondalup Nature Reserve and Lake Joondalup Baptist College. Of course, the pristine waters of Burns Beach are also just eight minutes away by car.

Ideal for first home-buyers and young families, contact Alana Nelson now on 0438 280 004 or email [alana@xceedre.com.au](mailto:alana@xceedre.com.au).

#### Features Include:

4 bedrooms, 2 bathrooms  
Two-storey family home  
Lock-up garage, direct home access  
Downstairs courtyard, upstairs balcony  
Easy-care tiled flooring in living areas  
Built-in robes  
Split-system air conditioning in the main living, main & 2nd bedroom  
Stainless steel kitchen appliances, dishwasher  
Separate laundry  
Rear lockable shed  
Secure, private

#### Location (approx. distances):

27m Little Jaspi café  
500m Joondalup Private Hospital  
650m Joondalup Health Campus  
850m Lakeside Joondalup Shopping Centre  
900m Yellagonga Scenic Lookout (Lake Joondalup Reserve)  
1.2km Lake Joondalup Baptist College  
1.4km Joondalup Train Station  
2.0km ECU Village, Joondalup  
4.3km Prendiville Catholic College  
4.7km Iluka Foreshore beachside park

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