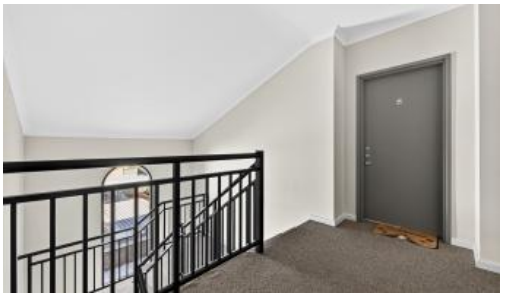
# 8, 1 Sunlander Drive, Currambine



## Resort-style living near the coast

1 1 1 92m2

Situated only moments from the coast, this one-bedroom, one-bathroom apartment offers the ultimate in resort-style living.

Featuring spacious open-plan living and dining leading to a generous balcony that extends your living space, imagine those BBQs you'll enjoy with the warmer weather almost upon us. A modern kitchen and bathroom with an integrated laundry, and a neutral colour scheme suiting most furnishings, means you can start indulging in this enviable address from the moment you unpack.

Situated in the secure and gated Grange Apartments, this property is perfect for a lock 'n leave lifestyle, but while you are here, you have incredible amenities such as parking, a pool, a gym and BBQ facilities.

Close proximity to the Currambine Train Station and Mitchell Freeway means FIFO workers and out-of-towners will find this property hard to beat with direct links to the Perth Airport.

Given the coastal location and low-maintenance appeal, this property will suit many, including first-home buyers, professionals and students studying at the nearby Edith Cowan University Joondalup campus. Investors can't lose on this opportunity and will reap the benefits in both the long-term and short-term rental markets from day one.

| | |
|---|---|
| **Price** | SOLD for $455,000 |
| **Property Type** | Residential |
| **Property ID** | 32138 |
| **Land Area** | 92 m2 |
| **Floor Area** | 60 m2 |

### Agent Details

Ahsan Mustafa - 0420 270 173

### Office Details

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

XCEED REAL ESTATE

You have your pick of shopping centres like Currambine Village Shopping Mall, a stroll away, as well as Currambine Central Shopping Centre and Lakeside Joondalup Shopping Centre, only a short drive away.

Your weekends are sorted with the nearby Burns Beach and foreshore, and Yellagonga Regional Park boasting kilometres of trails engulfed in nature. You're also close to the Wanneroo Botanic Gardens and Mini Golf, Joondalup Resort Golf Course and Mindarie Marina.

Just imagine the lifestyle available to you in such a low-maintenance property, not to mention the affordability.

Property features:

• One-bedroom (with a built-in robe), one-bathroom 92sqm apartment
• Spacious open-plan living and dining with balcony access
• Kitchen with a breakfast bar, electric cooktop and oven, dual sinks and a dishwasher
• Study nook
• Integrated bathroom and laundry
• Split-system air-conditioning
• Generous balcony
• Neutral décor
• 2007 construction
• Secure and dedicated carport and storeroom
• Located in The Grange Apartments gated complex
• Resort-style amenities include a pool, gym and BBQ facilities

Location highlights:

• 300m to the Currambine Village Shopping Mall
• 300m to Doncaster Park
• 350m to the Currambine Train Station
• 2.8km to Burns Beach
• 3.1km to the Currambine Central Shopping Centre
• 3.1km to Yellagonga Regional Park
• 3.4km to the Wanneroo Botanic Gardens and Mini Golf
• 3.9km to Lakeside Joondalup Shopping Centre
• 5.2km to the Joondalup Resort Golf Course
• 5.2km to Edith Cowan University
• 7km to Mindarie Marina

Please don't hesitate to contact Ahsan Mustafa on 0420 270 173 or Ahsan@xceedre.com.au to arrange a viewing today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*