

**22/165 Grand Boulevard, Joondalup, WA 6027**



**House For Sale**

Thursday, 13 June 2024

22/165 Grand Boulevard, Joondalup, WA 6027

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Stella McLean  
0893003344

## Under Offer

Offers on this property has closed - Thank you. A beautifully presented newly refurbished 1 bedroom, 1 bathroom apartment in Joondalup's highly sought after Centro complex has to be seen to be appreciated. Located on the 1st floor with secure LIFT access, it has the perfect layout. Including the bright east facing living space at the front, overlooking the quite city council grounds. Not forgetting that you are approximately 2 mins away from all that the Lakeside complex has to offer. Inner-city living at its best! This newly painted and carpeted open plan apartment has a generous living area with reverse cycle air-conditioning that feels fresh, modern and bright. Including a large living and dining area, that leads out to a large balcony with its own storeroom for major convenience - all overlooking the council offices. It's a lovely place to watch the world go by. The ideal kitchen has everything this apartment could want, plenty of bench space and cupboard space, a double sink, modern S/S oven, cook top and range hood, it's all here. There is a spacious master bedroom, with large built-in robes and a generous bathroom ensuite that is well equipped with spacious shower and that desired laundry well hidden behind bi-fold doors. Not forgetting your secure under cover parking, The renovation of the complex is nearly finished, plus the neat newly renovated roof deck entertaining and BBQ area and a fully equipped gymnasium are already finished. Right on the doorstep of the Lakeside shopping centre, with its shops, restaurants, cinemas and cafés not to mention the train, ECU, police academy and Joondalup Hospital being right there too, what more could you ask for! Anticipated rent would be \$440-\$460/week, so it could be a smart easy investment too, and will be snapped up by a seller or tenant alike. Strata Fees \$574.90 + Reserve Fee \$132.00 = \$706.90/quarter (Extra levy for 2024 \$385/Q) and down to \$220/Q in 2025 Water rates \$865/annum Council rates \$1065/annum Come and See today!