

**25/101 Grand Boulevard, Joondalup, WA 6027**

**Apartment For Sale**

Thursday, 4 April 2024

25/101 Grand Boulevard, Joondalup, WA 6027

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 85 m2**

**Type: Apartment**



Eon Dyson

0432923820

## CONSIDERING ALL OFFERS

Whether it's a lock-up-and-leave pad, down-sizer or an astute investment property you seek, this stylish 2 bedroom 2 bathroom "Kingston on Grand" apartment will definitely tick all of your boxes and sits right in the heart of the vibrant Joondalup CBD - and close to everything you could ever want or need. This secure complex it finds itself nestled in has all the amenities one would desire, including beautiful gardens surrounding a huge sparkling below-ground swimming pool with a lovely barbecue area. There is also a fully-maintained gym for all of your fitness and recreational needs.

Downstairs, a secure single under-cover car bay and allocated storeroom lie in wait. Back upstairs, an open-plan living, dining and kitchen area doubles as the hub of the floor plan and extends out to a splendid alfresco terrace balcony that overlooks Shenton Avenue. Sit, relax or entertain out here - it's completely up to you. Both bedrooms boast their own mirrored built-in wardrobes and share access out on to a decent separate covered balcony - including the larger master suite. The latter also has its own intimate ensuite bathroom with a shower, toilet and vanity. Next door to the spare bedroom, the second bathroom also features a toilet, powder vanity and shower. A separate laundry finishes the practical layout off rather nicely. Embrace a busy, yet ultra-convenient, lifestyle near to cafes, restaurants, Lakeside Joondalup Shopping City, the local cinema complex, Joondalup Train Station, picturesque Lake Joondalup itself, the freeway and first-class medical and educational facilities. The living is easy here, that's for sure! Other features include, but are not limited to;

- Open-plan living - with low-maintenance timber-look flooring, split-system air-conditioning and a gas bayonet for heating
- Tiled kitchen with double sinks and tiled splashbacks
- Modern stainless-steel gas-cooktop, oven and dishwasher appliances
- Integrated range hood
- Pantry storage in the kitchen
- Carpeted bedrooms with full-height sliding BIR's
- Feature ceiling cornices
- Secure under-cover carpark area

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.