

# 56/2 Molloy Promenade, Joondalup, WA 6027



## Apartment For Sale

Tuesday, 23 April 2024

56/2 Molloy Promenade, Joondalup, WA 6027

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Apartment**



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## \$850k Penthouse Living

Assure Property Group is proud to welcome you to the 'Cove' apartments, perfect for both buyers looking to purchase a luxurious penthouse or a lucrative investment property. INVESTORS BE DELIGHTED - Currently leased at \$950/week to excellent tenants, one of the highest in current rental market and surrounds! No work necessary or vacancy period for your investment! Currently tenanted to excellent tenants and will be an attractive choice for any tenant given its unique features and modern renovations - a sound option for diversifying your property portfolio. FEATURE GALORE - across an expansive 217 sqm! (largest unmatched penthouse in this apartment complex!) This renovated 2-storey, 3-bedroom, 2-bathroom, 3-balcony, 2-carbay premium penthouse experience is designed to maximise the living space and outdoor settings. Located on the top floor, you will be greeted with an open kitchen living space, with a renovated kitchen space full of modern appliances, extending towards a large lounge and dining area, with luscious carpets and a reverse cycle A/C unit. The two bedrooms downstairs, provides the option for setting up a home office for those lucky enough to be working from home. With large windows, full of views, taking a break to refocus has never been easier! Both have full panel mirrored built-in robes with high end cabinets in place. A large dual use bathroom and laundry comes with a quality washing machine & dryer, large shower; you will never feel cramped here. Through the sliding doors with high-end security screens, you will find a spacious wraparound balcony with artificial grass in place. With uninterrupted, gorgeous views, your morning coffee or evening beer routine is sorted! By the stairs, storage cupboards will help keep your property clutter-free. Upstairs you will be greeted with a very large dual living space, perfect for setting up a theatre area and an activity/study area. With two more outdoor areas upstairs, you will be spoilt for choice to customise your outdoor experience. Needing an area for your pot plants or cacti collections? Perhaps, you need a small outdoor area for pets? The options are endless and you can even enjoy the sports matches held in ECU. The generously sized master bedroom sits upstairs with wide window providing ample natural light. With a well-sized walk-in wardrobe area with cabinets, and comfortable ensuite, mornings in bed will never be sweeter. The complex offers security features too, to ensure that all its residents feel safe. With electronic access and secure parking for two cars next to the elevator, ensuring seamless comings and goings, helping you avoid carrying your groceries up the stairs! A generous and secure storage room is also available for your use at downstairs. RIGHT IN THE HEART OF JOONDALUP - a short walk away from everything! But aside from the unique features inside this penthouse, this apartment complex truly shines on the outside with its central location that allows for flexibility. Nearby, you will find countless amenities for your shopping adventures, days and nights out, lifestyle and recreation centres/facilities and early learning, primary schools, high schools, TAFE campuses, ECU university, the WA police academy & Joondalup health campus! Needing to travel further? You will find many options available for public transport, providing easy access to Perth's south and all Perth has to offer! The Property Features:-

- An incredible THREE balconies with high-quality artificial grass, offering uninterrupted views
- Master Bedroom with ensuite, walk in wardrobe & a stunning view
- Modern compact ensuite with fitted drawers & stone benchtop
- Two other generously sized carpeted bedrooms all with mirrored, sliding, modern built in wardrobe robes & their own views
- Common bathroom/laundry has an XL shower recess & stone benchtop
- Modern Open Kitchen with ample of cool/daylight led light fittings & XL fridge recess
- Multiple living areas fit for theatre rooms, study/activity areas
- Reverse-cycle A/C, keeping you cool & comfortable
- Four excellent & new age Ceiling Fans with Dimmable LED Lights
- Modern large sized cool/daylight led lights with dimming feature
- Large storage area by the stairs & front door
- High-end security screens installed
- Fire-alarms fitted in both levels
- Two secure car bays, next to each other & close to the elevator
- Separate secure storage downstairs

Bonus Fittings & Furniture are included with the sale, to help investors achieve the best returns! These include:- Samsung Smart Family Hub 671L Fridge & Chest Freezer- Latest technology LG True Steam Smart Dishwasher, Washing Machine (Bosch, 9kg front load) & Dryer (Electrolux, 8kg)- Samsung 55" Smart TV wall mounted with TV unit- Dining Table with six chairs- Two sets of King lift-up bed with quality mattress, backlight & bedside drawers- one large cabinet, a study desk with revolving chair- Two-seater & Three-seater electric recliners- Double Bed with mattress

Some of the nearby amenities include: Shopping:- Joondalup Square (750m)- Spudshed Joondalup (800m)- The Gateway Shopping Centre (1.4km)- Lakeside Joondalup (2.4km)- Joondalup Gate Shopping Mall (2.8km) Lifestyle/Amenities:- Edgewater Quarry Park (1.8km)- Bouncer Sports Centre (1.8km)- Joondalup Train Station (2.1km)- Lake Joondalup (2.4km)- Joondalup Private Hospital (2.6km)- Edgewater Train Station (2.8km)- HBF Arena & Gym (3.0km) Education:- Edith Cowan University (180m)- Mater Dei College (1.5km)- North Metropolitan TAFE Joondalup (1.5km)- Edgewater Primary School (1.8km)- Eddystone Primary School (1.9km)- Milestones Early

Learning Edgewater (2.0km)- Belridge Secondary College (2.8km)- Lake Joondalup Baptist College (2.8km)- Heathridge Primary School (3.3km)- Ocean Reef SHS (4.4km)Don't wait!Call Tris on 0404 820 888 or email tris@assureproperty.com.au for further info and inspection.Let us show you just how easy it is for you to secure a high-quality penthouse at today's prices, for tomorrow's living!If you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888.DISCLAIMER: Whilst every care has been taken with the preparation of the information believed to be correct in the advertisement, neither the Advertiser, Agent nor the client nor servants of these, guarantee its accuracy. Interested parties must make their own enquiries and satisfy themselves with any aspect. The information contained are not intended to form part of any contract. Images are for illustrative purposes only. Users of this advertisement must do their own due diligence and absolutely no liability and/or no responsibility will be assumed by the Advertiser/Agent/Associated Parties etc.\* Please note furniture that whilst is included in the sale, not all shown in the photos are included - kindly refer to the furniture list above and with us for further details.