

**6/9 Citadel Way, Currambine, WA 6028**



**Sold Apartment**

Sunday, 13 August 2023

6/9 Citadel Way, Currambine, WA 6028

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$278,000**

Situated in a secure complex in the heart of Currambine, this one-bedroom nest egg provides the ultimate level of convenience. Being mere meters from Currambine Train Station, walking distance to local shopping centres and offering prime access to the freeway for easy CBD connections, don't miss the opportunity to add this already tenanted property to your portfolio! This comfortable abode features a modern layout with open plan living and a cosy balcony to enjoy the swaying treetops that line the suburb. The kitchen is well-equipped with everything you need, along with a good sized bedroom and spacious bathroom. There is a designated car bay for one vehicle and a personal storage room to tuck away those extra bits and bobs. The immaculately maintained complex hosts a range of facilities so the occupants can take advantage of a below-ground swimming pool and on-site gym. Within a short walk there is the brand new Coles Currambine, Currambine Train Station, Kinross Shopping Centre and with just a 5-minute drive, you'll be at the heavenly coastline of Burns Beach and popular Iluka foreshore. Currently tenanted at \$400 per week until 10/06/2024, this is a brilliant entry-level opportunity to begin your investment journey, or to add to an existing portfolio. Get in touch with Tom Voyce today on 0451 198 874.

**Features:**

- One bedroom, one bathroom unit in secure complex
- Open plan design with well-equipped kitchen and cosy balcony offering lovely treetop views
- Reverse cycle split system air conditioning in living zone
- Good sized bedroom with mirrored sliding wardrobe
- Designated parking bay for one vehicle and storage room

**Location features:**

- A few meters walk to Currambine Train Station, and direct access to the Burns Beach freeway on-ramp for commuters
- Walking distance to the brand new Coles Currambine and close to Kinross Shopping Village and Lakeside Joondalup Shopping Centre
- Just a 5-minute drive to the bustling coastline and Burns Beach and Iluka foreshore offering cafes, walking paths and playgrounds and parklands

**Strata fees - \$923 Per Quarter**  
**Council rates - \$1087.04 Per Annum**  
**Water rates approx - \$150 every 2 months**