

7/42 Grand Boulevard, Joondalup, WA 6027

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Sold Apartment

Friday, 6 October 2023

7/42 Grand Boulevard, Joondalup, WA 6027

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 159 m2

Type: Apartment



For Sale By Owner WA
0488847018

Contact agent

The Phone Code for this property is: 67179. Please quote this number when phoning or texting. The Location Joondalup, like a great bottle of wine is slowly maturing to be a great destination for living, working and play. Everything you need is no more than 15 mins away, whether that be by walking, riding or driving. - The City Centre and Lakeside Joondalup Shopping Centre one of the five largest shopping centres in the Perth metro area- Edith Cowan Uni- Joondalup Arena where a fantastic gym, swimming pool and sports arena await- Joondalup Health Campus with a multitude of supporting medical specialists nearby- Lake Joondalup and the amazing walking trails- The Beach- Great schools- WA Police Academy- Light Industrial area where all of the goods needed for home and work can easily be bought- Transport, bus rail and car quickly into Perth City and many other destinations.- WA State Govt Department of Water and Environmental Regulation offices in Joondalup- City Library and Local Council Govt offices and related facilities - And so much more. The Apartment (128m² including alfresco area plus secure parking and lock up storage 31m²), total 159m². - 4 Bedrooms or 3 and a great sized office/study, the choice is yours, all with built in wardrobes and new woollen carpets- Separate Lounge (woollen carpets) & Dining area (timber flooring)- Great sized kitchen with dishwasher, electric ceramic cooktop and under bench electric oven, great cupboard space, tiled kitchen floor- 2 Bathrooms each with Shower, basin and toilet and tiled floor- Laundry equipped with a Washing Machine and Dryer and tiled floor (washing machine and dryer are included in the price)- Tiled alfresco area (10m²). Outdoor teak timber/aluminium furniture (valued at \$1,500 is included).- Electric Instant Hot Water System- New woollen carpets in lounge and bedrooms, new timber flooring in hallway and dining area- Freshly painted all throughout- Quality light fittings all throughout all with new LED globes- White wooden timber shutters on all of the windows- New Fujitsu reverse cycle 7.1kw system which is perfect for this sized apartment. The condenser is installed high on the outside alfresco wall to ensure all of the alfresco area is available for your use- Two car secure below ground parking (14m² each)- Lock up storage (4m²)- Intercom to front ground level door for visitors or an Uber eats delivery!!- The building is Foxtel or other subscription TV services ready, so you can choose what services you want. The size and facilities of the Apartment makes it suitable for a variety of Occupants: Families- One/two adults and up to 3 children and being so close to a range of schools, child care, shopping, recreational and medical facilities and transport, makes this a clear option for young families that are struggling to afford the cost of a house in Perth where the average price across Perth is now \$652,000 and given a healthy state economy are only headed higher. Speak to me about how Federal Govt initiatives can assist you to buy this property. Investors- At \$600/wk rent if you are able to obtain an interest only loan (5.3%), and after also claiming for the Building depreciation (\$4,500 p.a) and the overall tax loss, you will be close to cash positive on this. With 4 bedrooms or 3 and a study, you will maximize your ability to earn rent on this property, and with Edith Cowan Uni, and a host of large employers in the local area, you will have prospective tenants queuing at the door to rent this. Small Business Owners- If you can't afford an office and a home then why not combine them with this property, given the substantial bedroom space you have that can be used as office areas. - With the CGT exemption on your home portion and CGT small business concessions on your business portions, you can still sell this in the future, CGT free. Apartment Costs Council Rates \$1,161 p.a Water Rates \$1,057 p.a Strata Levies \$5,684 p.a Please note there are only 13 properties in the strata, so there is significantly more privacy experienced than in the large apartment towers, but as a result, the strata cost per Unit is higher. The strata levy is inclusive of an annual contribution to a sinking fund to cover the cost of any longer term Building costs and also includes approx \$650 per annum for the rubbish removal for each Lot, given that the Joondalup Council does not collect the rubbish and as a result the Council rates are less by approx the same amount. Open for inspection by appointment. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.