

# 90 Reid Promenade, Joondalup, WA 6027

## Sold Unit

Wednesday, 11 October 2023

90 Reid Promenade, Joondalup, WA 6027

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Unit**



Jonny Georgy  
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## Contact agent

Open by appointment only. Book your private tour today. Boasting dual commercial/residential zoning and nestled merely footsteps away from the heart of the vibrant Joondalup CBD, this unique tri-level property is essentially a low-maintenance 3 bedroom 2 bathroom townhouse on its top two floors, with the bonus of a versatile commercial space at ground level – be it a shopfront, collaborative setup or simply a home office, for those wanting to work and do business from under their own roof. It also represents a viable investment opportunity where you can lease the spacious premise whilst enjoying separate access to the staircase that leads you up to your own two-storey home up above. Or even make it a fourth or “guest” bedroom suite – or a studio-come-retreat. The choice is completely yours. The flexible shopfront has its own extra bathroom and storage area, whilst a secure single lock-up garage at the rear enjoys handy internal shopper's entry. The first floor (or lower level of the townhouse) plays host to generous open-plan lounge and dining spaces, either side of the central kitchen. There is a lovely intimate balcony off the living space, as well as a second larger balcony adjacent to the dining area – perfect for private and comfortable outdoor entertaining. Also on this level is a functional laundry with a linen cupboard and separate toilet. On the top floor, the sleeping quarters are centred around a commodious study area that has its own linen press and plenty of space for activities. The pick of the bedrooms is a massive master suite with an over-sized walk-in wardrobe and a decent ensuite bathroom – bubbling corner spa bath, separate shower, vanity, toilet and all. Enjoy a leisurely stroll to picturesque Lake Joondalup, major retail outlets, restaurants, the local cinema and recreational, educational and medical facilities, with easy access to the freeway simply an added bonus. Furthermore, only a short drive gets you to pristine northern beaches, with Joondalup Train Station also nearby and accessible via the Joondalup free CAT transit bus, virtually at your doorstep. This one is as convenient as they come and possesses so much present and future potential. It's an opportunity that is just too good to shy away from! Other features include, but are not limited to:

- Tiled living, dining and kitchen spaces
- Corner kitchen pantry
- Range hood
- Gas cooktop
- Separate oven
- Dishwasher recess
- Appliance nook
- Carpeted top-floor study area and bedrooms
- Spacious 2nd/3rd top-floor bedrooms with built-in robes
- Large main upper-level bathroom with a toilet, shower and powder vanity
- Carpeted downstairs commercial space
- Split-system air-conditioning
- 271.6sqm (approx.) of total indoor and outdoor living area
- No strata fees are applicable to this property
- The current retail premises is vacant and ready to lease out
- The residential premises is currently leased out for \$520pw

Contact Jonny Georgy for more information, 0434 943 535 Are you ready to #experience remarkable