

**91/167 Grand Boulevard, Joondalup, WA 6027**



**Sold Apartment**

Wednesday, 6 September 2023

91/167 Grand Boulevard, Joondalup, WA 6027

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



David Dyson

**\$395,000**

-TALK ABOUT A PRIME LOCATION IN THE SATELLITE CITY OF JOONDALUP. Great time to buy!!-This second(top) floor apartment is located in a private spot on the quiet eastern side of this resort(not busy Grand Boulevard side) style complex overlooking the greenery surrounding the City of Joondalup Offices and Civic Centre and offers a great investment opportunity for discerning Buyers whether First Home Buyers (No stamp duty!!), Downsizers, Investors (for potential income of up to \$500 pw, \$26000 pa, in a very high yielding rental market), Singles or Retirees (for income producing(as above) from Superannuation proceeds or residential sale). - It offers an excellent lifestyle.--ENJOY A REFRESHING SWIM IN THE POOL AND RELAX WITH A BBQ THIS SUMMER!!-The apartment is situated in the highly sought after Maddison Apartments.- The complex is secured by key or card entry and there is a massive resort style Swimming Pool(enjoy the spring/summer months), Sauna,Gym and Common Area for your use. There is an outdoor entertaining area with BBQs (Ideal in Spring/Summer). There is a convenient private parking bay at the foot of the stairs with adjacent lock up storage space.-This complex is right opposite the modern Lakeside Shopping Centre that incorporates the Train & connecting Bus station for ease of travel . Do all your retail shopping there(includes Myer) and enjoy the supermarkets, cafes, tavern, shops, banks,telcos,many stores and theatres. You are a minute or so from the lovely adjacent Central Park and its surrounds through to Edith Cowan Uni Campus.- In time of need,all your medical requirements are situated nearby along Grand Boulevard and Joondalup Hospital is 2 minutes away.-All that a city has to offer is walking distance away!! Features of the Apartment include however not limited to:• Master bedroom complete with ensuite and walk-in-robe.It also has door to balcony. • Good size 2nd bedroom with double built-in-robe with a handy adjacent & convenient second bathroom(virtual ensuite). • The cleverly designed kitchen is spacious and overlooks the dining area. • Dining area flows on to open plan living for relaxing on the lounge in front of tv. • New timber style flooring • Laundry cupboard can be conveniently locked away in 2nd bathroom • Sliding door from the living area on to the balcony to quietly relax on a summer's evening. • Roomy balcony(5 sqm) • Single Car bay(15 sqm) • Lock up storage(2 sqm) • Very little maintenance • 89 sqm of living space (incl balcony)All this and more.Council Rates \$1152 paWater Rates \$1014 paStrata Fees \$890 per QThere is currently a tenant paying weekly rent of \$450 and the tenancy is periodic.The tenant would very much like to stay long term if an Investor purchases the property.Call me now-David Dyson on 0438862466 or email david@primerealty.com.au for enquiries.