

**9E/17 Shenton Avenue, Joondalup, WA 6027**



**Apartment For Sale**

Wednesday, 10 April 2024

9E/17 Shenton Avenue, Joondalup, WA 6027

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 91 m2**

**Type: Apartment**



Magda Grek  
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**From \$415,000**

... best describe this second floor perfectly positioned apartment. This 2 bedroom 2 bathroom apartment is a true gem with an approx. 94m<sup>2</sup> of well thought out living space and an additional approx. 47m<sup>2</sup> of storage, double garage and 2 balconies you'll love the lifestyle on offer here. It's true that location is key, and this apartment's positioning is as convenient as they come. Across the road from Joondalup Health Campus, just walking distance to Lakeside Joondalup Shopping Centre, Lake Joondalup, the stunning Neil Hawkins Park and Joondalup Library and is also a quick bus trip to Edith Cowan University, Police Academy and Joondalup Train Station. This apartment will appeal to first home buyers, downsizers, health care workers, students and smart investors! 2 Bedroom, 2 Bathroom, 2 Secure Carport, Storeroom, Front and Rear Balcony, Dining & Lounge. Security is well accounted for with two separate entrances. One from the street with an intercom and locked foyer separating the street from your front door and another rear entrance via the carport with a lockable gate, making living here extra secure but still convenient and ideal for visitors. \* Well sized, air conditioned lounge area is the perfect place to unwind at the end of the day. \* Well appointed kitchen, ideal for the home chef and is equipped with lots of benchtop and cupboard space including breakfast bar, gas hotplate, electric oven, rangehood, dishwasher recess and pantry. \* Spacious main bedroom features great 4-door, floor to ceiling built-in robes and adjoining ensuite. \* Spare bedroom is also large and includes 3-doors of built-in, full height robes and both rooms have access to rear balcony. \* Main bathroom is located near the spare bedroom and includes a built-in laundry space. \* Reverse cycle air conditioner services kitchen, dining and lounge areas and allows for all year climate control. \* Secure undercover parking for 2 cars. \* Private lockable storeroom. \* This apartment was built in 2000. \* Strata fees \$1,135.90 per quarter. \* Calling all investors - Tenanted until August 2024 at \$560 per week. Contact Magde Grek on 0406 647 779 for more details. Details provided for this property is for information only and should not be taken as a representation in any respect on the part of the vendor or their agent. Prospective clients should make their own enquiries regarding the property or fixtures before entering into any Contract or Lease Agreement. All plans and measurements are approximate and not to scale.