

**1209/113 Grand Boulevard, Joondalup, WA 6027**



**House For Sale**

Tuesday, 2 July 2024

1209/113 Grand Boulevard, Joondalup, WA 6027

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Amanda Mills  
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## Mid \$800,000's

Sophisticated apartment living at it's best in the sought after Arthouse Apartments. Positioned on the 12th floor, facing East with views of the Indian Ocean, Joondalup Lake and City, this is home! This 3 bedroom, 2 bathroom apartment is a rare find and will have you wishing you had made this move a long time ago. It's an envious lifestyle, with low maintenance, lock up & leave and location, location! The apartment offers an open plan living and dining area around the kitchen, with high ceilings, wooden flooring and floor to ceiling windows providing lots of natural light and views from every window! The kitchen has plenty of storage space with top and bottom cupboards, soft closing draws a long stone reconstituted bench top with breakfast bar, oven, 600ml electric hob top, built in microwave and integrated dishwasher. The master bedroom is spacious with walk through robes and ensuite with floor to ceiling tiles, comprising of two vanities, mirrored storage, shower and w/c, it also has it's own private balcony. The second bedroom has built in mirrored robes and positioned perfectly to the second bathroom, with vanity, shower, w/c, mirrored storage and again floor to ceiling tiles. This bedroom has a doorway leading out to the balcony. The third bedroom is versatile in it's use and can alternatively be used as a cinema room/study. Imagine at the end of your day, coming home sitting on the balcony with a glass of wine in privacy whilst taking in some of the most spectacular views. A lifestyle many will envy! Great location walking distance to public transport, train station and Joondalup shopping centre. Surrounded by lots of cafes and close to the hospital and consultation suites. Amenities:- 15m pool- Pool deck with sun beds- Heated spa- Sauna- Shower and rest room facilities- Cinema- Yoga Retreat- Fully equipped Fitness Centre- Games room- Dining facilities with views of the pool- Relaxing lounge with Fireplace- Built-in BBQ area- Kitchenette with outdoor dining area Extras: Reverse cycle air con Low strata fees Downlights Wooden flooring Carpets 100% wool Integrated dishwasher Built in microwave Tumble dryer High ceilings Floor to ceiling windows 2 x balcony with views of Perth, Lake and Ocean Storage room 2 car bays Secure access Pets allowed Location • 350m to Lakeside Joondalup Shopping City • 400m to Joondalup Health Campus • 700m to North Metropolitan TAFE Joondalup • 600m to Central Park • 900m to Joondalup Train Station • 1.0km to Lake Joondalup Nature Reserve • 1.2km to Lake Joondalup Baptist College A perfect investment in a very hot market and motivated seller this will be gone, so don't miss out, call Amanda today!