



7/22 Grand Boulevard, Joondalup

Green Outlook, Smart Layout

Strata fees: 967.25 including reserve.

Set at the northern end of Grand Boulevard, this apartment sits far enough from the Joondalup city centre for the quiet to hold - yet it's still only a five to ten minute walk to everything there.

The layout is the drawcard. Both bedrooms are genuinely equal: each with its own ensuite and built-in mirrored robes, set at opposite ends of the floorplan for privacy and a real sense of separation between the two.

Between them, the living zone opens up. A carpeted lounge sits beneath a split-system air conditioner and flows through sliding doors to a covered balcony, where mature gums screen the street and keep the outlook green. The kitchen runs alongside, with a breakfast bar overlooking the living area, stainless appliances, double sink, rangehood and a full-height pantry. The adjoining dining space is well sized and takes a desk just as happily as a dining table.

Practicality is handled too - a separate laundry, a dedicated store room off the entry, ceiling fans in both bedrooms, one carbay completes the lot, street permit parking available with COJ.

2 2 1

FOR SALE

\$550,000+

VIEW

Sat 31st Oct @ 11:00AM - 11:30AM

AGENTS

Matt Hemsworth

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AGENCY

LJ Hooker Joondalup

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



For more, contact Matt Hemsworth.

MORE DETAILS

Property ID	MTGHRD
Property Type	Apartment
Land Area	77 m2
Including	Air Conditioning
	Toilets (2)
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability

Matt Hemsworth 0488 070 954

Residential Property Sales | matthew.hemsworth@ljhooker.com.au

Connor Hines 0436 524 374

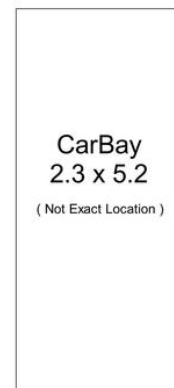
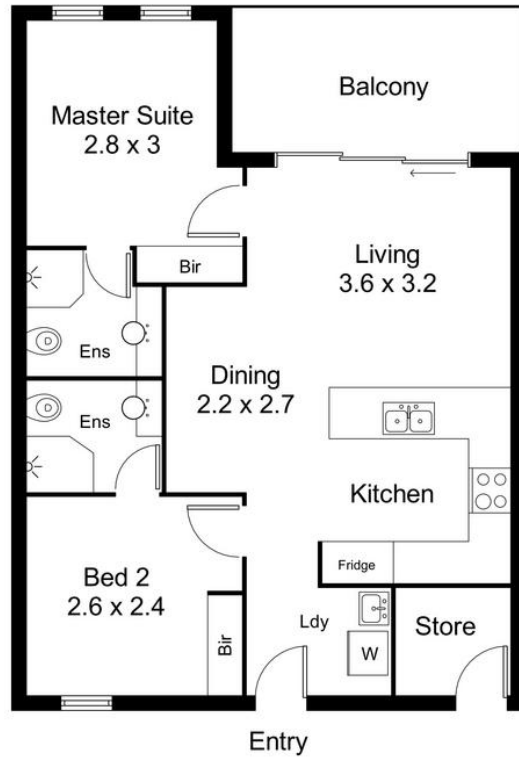
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/ for information and guidance purpose only /
measurements shown are approximate