



9/56 Grand Boulevard, Joondalup

## Private Inspections Welcome - Call Matt

Enjoy a generous first-floor corner position within this well-designed development, offering a total of 151m<sup>2</sup> made up of 89m<sup>2</sup> of internal living, 31m<sup>2</sup> of balcony space, 27m<sup>2</sup> of secure parking and a 4m<sup>2</sup> storeroom. Open-plan living that flows to the balcony, a well-appointed kitchen complete with scullery/laundry, and two bedrooms that each enjoy direct bathroom access and their own balcony access - ideal for privacy and practicality.

Grand 56 was built in 2008 and consists of only 25 apartments, providing a private and secure environment. The complex is beautifully maintained and features a large pool, heated spa, sauna and an impressive outdoor kitchen with BBQ, pizza oven and sink, all set amongst lush green palms to create a relaxed resort-style feel. Strata fees: \$1047.15 per Quarter (including reserve)  
The location is exceptional, with Little Jaspi Café just metres away, Joondalup Hospital a short walk up the road, and Lakeside Joondalup Shopping Centre, Neil Hawkins Park, ECU and freeway access all within easy reach. Even the Perth CBD is an effortless 30km commute.

For more information, contact Matt Hemsworth —0488 070 954.

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### FOR SALE

Please Call

### AGENTS

Matt Hemsworth

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Connor Hines

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### AGENCY

LJ Hooker Joondalup

(08) 9300 2100

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.



## MORE DETAILS

Property ID KJFHRD  
Property Type Apartment  
House Size 120 m2  
Land Area 151 m2  
Including Air Conditioning  
Toilets (2)  
Pool  
Spa  
Courtyard  
Balcony  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

**Matt Hemsworth 0488 070 954**

Residential Property Sales | [matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

**Connor Hines 0436 524 374**

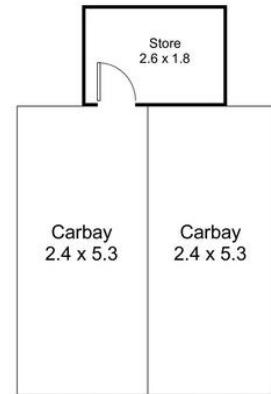
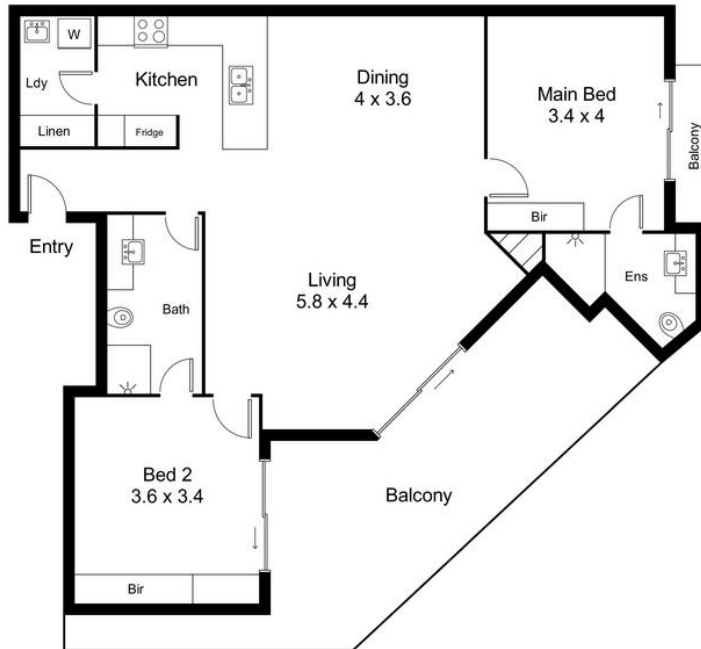
Associate to Matt Hemsworth | [connor.hines@ljhooker.com.au](mailto:connor.hines@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**

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( Not Exact Location )

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

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**LJ Hooker**