

124 Boas Avenue, Joondalup

Elevated Living - Above the Rest

Elevated, private and architecturally distinct, this is a home that stands apart in both design and position.

Oriented to the north, it captures natural light throughout the day while taking in views across the suburb and into the treetops of Yellagonga Regional Park. Just 50 metres from Neil Hawkins Park, the setting offers a rare balance of outlook, privacy and inner-city convenience.

The main living area is where the design really comes into its own. Generous proportions and large windows create a strong sense of space, drawing in natural light and framing the elevated outlook. Each zone connects easily, giving the home a natural, effortless flow.

The kitchen is centrally positioned, linking directly with both the living and dining areas. The island bench anchors the space, making it practical for everyday use and a natural place to gather when entertaining.

From here, the home opens to a covered alfresco, where jarrah-lined pitched ceilings add warmth and architectural detail-creating a standout outdoor space designed for year-round use.

The main bedroom is privately positioned to take full advantage of the

4 3 3

FOR SALE
From \$1,500,000

VIEW
Sat 2nd May @ 11:00AM - 12:00PM

AGENTS
Matt Hemsworth
0488 070 954
matthew.hemsworth@ljhooker.com.au

Connor Hines
0436 524 374
connor.hines@ljhooker.com.au

AGENCY
LJ Hooker Joondalup
(08) 9300 2100

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elevation, complete with its own retreat, ensuite and balcony overlooking the surrounding canopy and northern light.

A front-access room adds flexibility, ideal for a home office or business, set separately from the main living zones.

Above the garage, a fully self-contained one-bedroom studio provides genuine independence, with its own living, kitchen and bathroom. Currently returning \$450 per week, it offers immediate income or a comfortable option for extended family or guests.

Energy efficiency has been thoughtfully addressed, with a 12.4kW solar system, near-new battery storage, three-phase power and EV charging capability already in place.

Everything is within easy reach-Joondalup City Centre, the train station, hospital, university, TAFE and local amenities are all close by, reinforcing the convenience of the location.

- maintenance, versatile and well executed, this is a home that delivers scale, flexibility and long-term value in a tightly held setting.

For more, contact Matt Hemsworth.

MORE DETAILS

Property ID	M2MHRD
Property Type	House
Land Area	357 m2
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Spa Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

Matt Hemsworth 0488 070 954

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

Connor Hines 0436 524 374

Associate to Matt Hemsworth | connor.hines@ljhooker.com.au

LJ Hooker Joondalup (08) 9300 2100

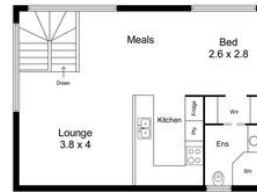
4/25 Delage Street, JOONDALUP WA 6027

joondalup.ljhooker.com.au | admin.joondalup@ljhooker.com.au





Ground Floor



Studio



Upper Floor



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For information and guidance purpose only / measurements shown are approximate

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