



## Joondalup, 3 Aldwych Way

Private inspections welcome!

This One Is Special.

Facing east on a cute street consisting of only 9 homes - Enjoy a generous 197sqm floorplan, featuring multiple living areas, large bedrooms, recently renovated bathrooms and a ZERO maintenance block.

This Northern pocket of Joondalup City is less than 1km from Lakeside Joondalup Shopping centre & 500m from Joondalup Health Campus. Home to many parks, friendly neighbours, Regents Park cafe strip and Yellagonga Reserve (Lake Joondalup nature trails).

A perfect, quiet lifestyle location.

### HOME

- Cream face-brick facade with healthy gutters & terracotta tiled roof.
- Classic, inviting features, downlights throughout.



**Disclaimer:** 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 Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/J7NHRD](http://ljhooker.com.au/J7NHRD)

**Contact**  
**Matt Hemsworth**  
0488 070 954  
[matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

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

- Sunlit sitting room at the entrance, across from the master suite.
- Master suite catches the morning sun, complete with his'n'hers walk in robes, open to your ensuite bathroom. Massive vanity with stone top, quality tapware, tiles to the ceiling and an extra large glass panel shower.
- Tiled hallway, lit up by natural light from feature atrium - takes you past the shoppers/double garage entry, through to the West wing of the home.
- Very substantial kitchen looks out to open plan lounge and dining area. Double drawer dishwasher, gas 5 burner stainless steel stove, tile splashback and plenty of storage space.
- Paved outdoor entertaining under colorbond patio (well-drained gutters). Well usable year round.
- Bedroom 2 features a huge walk in robe, big enough to be used as a study!
- The family bathroom is just as nice as the ensuite, includes glass panelled shower & deep bath.
- Brand new security system.
- Air conditioning is ducted evaporative.
- Double garage is located at the side of the house, with a 2.45m clearance.



For more information, contact Matt Hemsworth.

## More About this Property

<b>Property ID</b>	J7NHRD
<b>Property Type</b>	House
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Evaporative Cooling Toilets (2) Alarm Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Liveability



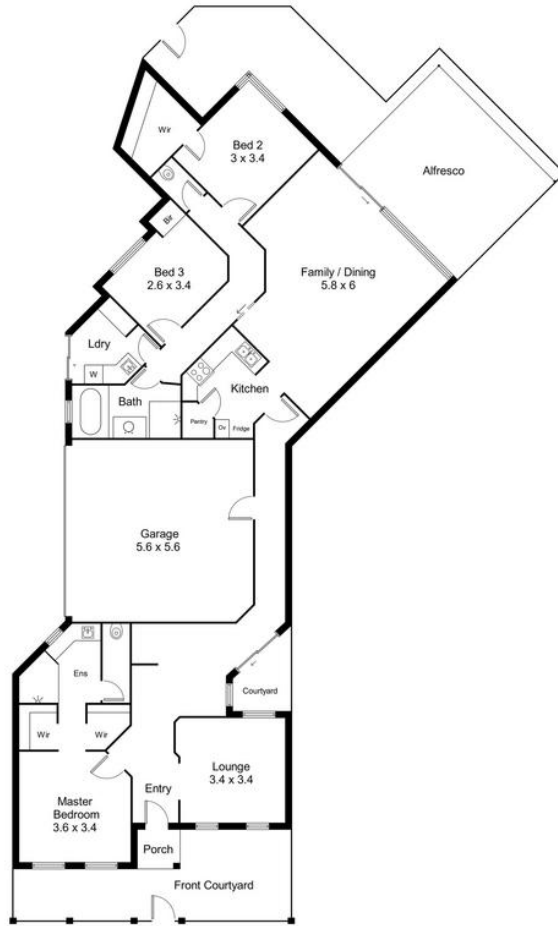
**Matt Hemsworth 0488 070 954**  
 Residential Property Sales | [matthew.hemsworth@ljhooker.com.au](mailto:matthew.hemsworth@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**  
 4/25 Delage Street, JOONDALUP WA 6027  
[joondalup.ljhooker.com.au](http://joondalup.ljhooker.com.au) | [admin.joondalup@ljhooker.com.au](mailto:admin.joondalup@ljhooker.com.au)



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

**Disclaimer:** 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.



3 Aldwych Way, Joondalup

For information and guidance purpose only / measurements shown are approximate



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

**Disclaimer:** 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.