



5a Wesley Rise, Joondalup

## Space, Flexibility & Location

Set opposite a quiet pocket park framed by established trees, this expansive dual-key residence delivers a combination of versatility, scale and lifestyle that feels increasingly rare in central Joondalup.

Thoughtfully designed across two distinct living spaces, the property combines a spacious 4-bedroom, 2-bathroom main residence with a fully self-contained 1-bedroom apartment positioned privately above the garage. The separation between the two spaces is what makes the layout work so well, creating flexibility for multigenerational living, shared living arrangements, independent teenagers, long-term guests, supplementary income or simply the freedom to use the home differently as life changes over time.

Inside the main residence, the proportions immediately stand out. Large open-plan living and dining areas form the centre of the home, connecting naturally with the well-appointed kitchen and private rear courtyard. A separate theatre room adds another layer of functionality, while upstairs an open study retreat creates a practical secondary living space ideal for working from home, study or quiet retreat.

The accommodation is generous throughout, with oversized bedrooms, a spacious master suite and a private balcony overlooking the parklands below. Fresh neutral finishes, clean presentation and

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**FOR SALE**  
From \$1,250,000

**VIEW**  
Sat 23rd May @ 10:00AM - 11:00AM

**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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 **LJ Hooker**

timeless design give the home an easy, relaxed feel from the moment you walk through the door.

Privately positioned above the double garage and accessed separately via the garage entry, the self-contained apartment has been thoughtfully designed with its own kitchen, bathroom, living area, bedroom and balcony, allowing genuine independence without compromising privacy for either space.

What makes this property particularly compelling is how naturally the versatility pairs with the location. You can walk to ECU, Joondalup City Centre, Yellagonga Regional Park, cafes, restaurants, shopping and public transport within minutes, yet the setting itself feels calm, established and tucked quietly away from the pace of the city around it.

It is the kind of home that suits a wide range of buyers for completely different reasons, all while feeling incredibly easy to live in.

For more, contact Matt Hemsworth.

## MORE DETAILS

Property ID	M6VHRD
Property Type	House
Land Area	341 m2
Including	Study
	Air Conditioning
	Toilets (3)
	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)

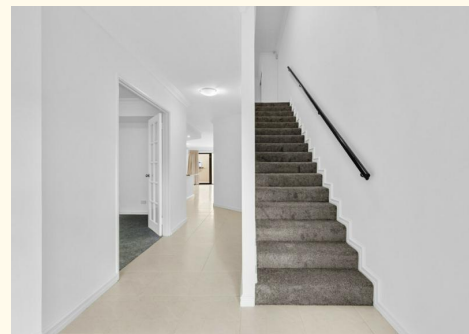
### **Connor Hines 0436 524 374**

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

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

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)





Ground Floor



Apartment  
( Located above Garage )



Upper Floor



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