



## Joondalup, 11/16 Hammersmith Court

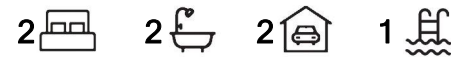
Modern Living with a Leafy Outlook

Strata Fees: \$1258.20 /Quarter

Positioned in the heart of vibrant Joondalup, this beautifully presented 2-bedroom, 2-bathroom apartment delivers modern comfort with all the perks of a connected city lifestyle. Located in the secure Sixteen Hammersmith complex and surrounded by nature, offering a smart, stress-free living option in a standout location.

Built in 2010 and offering 85 sqm of internal living space, this apartment is ideal for professionals, downsizers, investors, or students. The clever open-plan design creates a sense of space and flow, enhanced by natural light and soft timber-look flooring. The living and dining area connects seamlessly to the large private balcony, where you'll enjoy a calming bushland outlook, which is perfect for morning coffees or entertaining with friends.

The modern kitchen is both stylish and practical, featuring sleek white cabinetry, a gas



**For Sale**  
under offer

**View**  
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**Contact**  
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0488 070 954  
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**LJ Hooker Joondalup**  
**(08) 9300 2100**

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cooktop, an electric oven, a stainless-steel dishwasher, and generous bench space with a breakfast bar. Whether you are preparing meals or hosting, this space makes everything smooth and enjoyable.

Both bedrooms are well-sized, with the master suite offering a walk-in robe and private ensuite bathroom. The second bedroom includes built-in robes and easy access to the second bathroom, making it ideal for guests, housemates, or dual living. Each bathroom is finished with quality fittings, modern tiling, and generous vanities—a private retreat for every occupant.

One of the standout features is the expansive undercover balcony—a true extension of your living space, framed by greenery and designed for year-round enjoyment. With ample room for dining and lounging, this space offers a tranquil escape just moments from the buzz of Joondalup.

The complex itself boasts resort-style amenities including a sparkling swimming pool, BBQ area, and even a wood-fired pizza oven—perfect for entertaining or relaxing on the weekends. Your new home also includes two secure, side-by-side undercover parking bays and intercom access for added peace of mind.

Location is everything, and here you're just a short stroll to Joondalup Health Campus, Edith Cowan University, Lakeside Shopping Centre, restaurants, cafes, and public transport links. With easy access to the Mitchell Freeway and Joondalup Train Station, commuting to Perth CBD or the coast is a breeze.

Whether you're looking for a peaceful retreat, a lock-and-leave investment, or a lifestyle upgrade in one of Perth's most connected suburbs, this apartment delivers it all!

For more information, contact Matt Hemsworth.



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## More About this Property

<b>Property ID</b>	JTJHRD
<b>Property Type</b>	House
<b>House Size</b>	86 m2
<b>Land Area</b>	128 m2
<b>Including</b>	Air Conditioning Toilets (2) Intercom Pool Courtyard Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

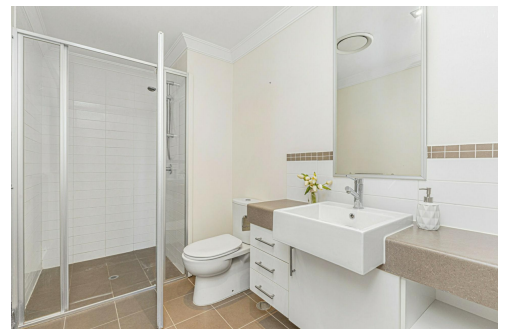
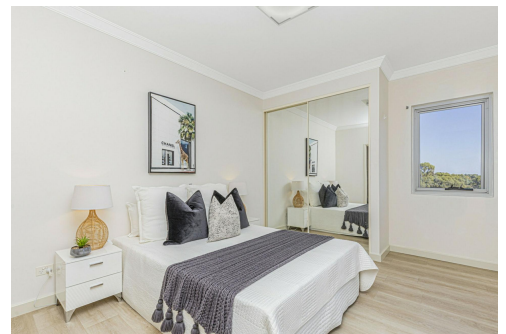
**Matt Hemsworth 0488 070 954**

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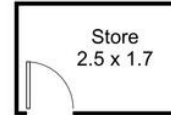
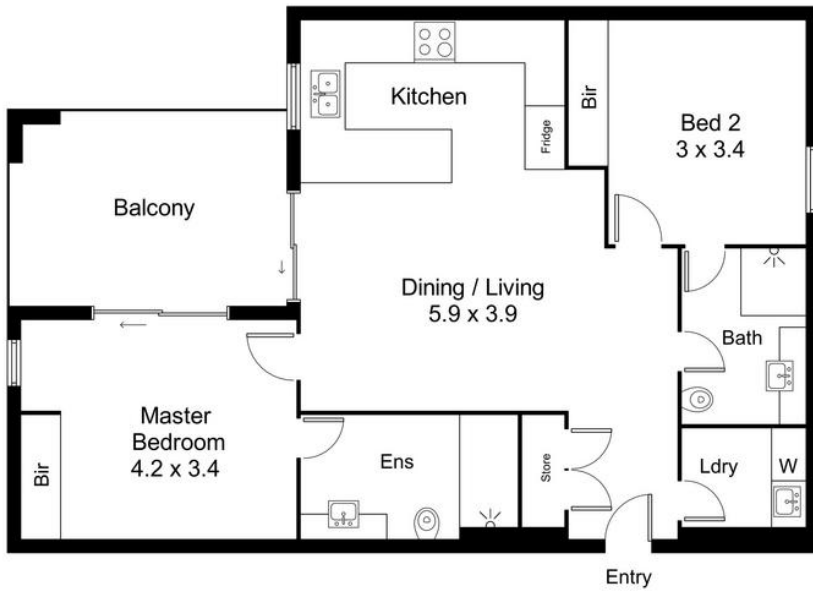
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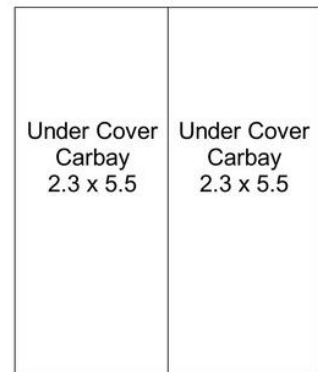
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( not exact location )



11/16 Hammersmith Court, Joondalup

For information and guidance purpose only / measurements shown are approximate



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