



**7B Lucine Ct, Heathridge**



### Great 3 Bedroom Villa close to Schools, Train & Shopping!

This neat duplex home opposite Admiral Park is just a 370m walk to Heathridge Primary School and minutes from Belridge Secondary College. Offering three bedrooms, great-sized gardens and an upgraded kitchen, the property will undoubtedly attract a variety of buyers, from first homebuyers to young families and investors.

The bedrooms include carpet, built-in robes, ceiling fans and timber Venetian blinds and are serviced by the bathroom with a shower, modern vanity, glass shelving and a WC. The adjoining laundry has room for your washer and dryer, with direct access to the drying area outside.

The lovely, renovated kitchen features coloured glass splashbacks, gloss laminate benchtops, stainless steel appliances (including a dishwasher), a double pantry and ample white cabinets. There's plenty of room outdoors for kids and pets, with a front courtyard and rear gardens with side gate access.

This area is hugely popular with families due to its proximity to local schools, the Mitchel Freeway and Joondalup town centre. A fantastic renovation project, or astute investment, with a tenant on a periodic lease paying \$380 per week.

Contact Adam Whitford from Xceed Real Estate on 0406 616 608 to register your interest in this home today.

#### Property Features:

- Three bedrooms, 1 bathroom
- Renovated kitchen with stainless steel appliances

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25541

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Sales  
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Reticulated rear gardens with side gate access  
Ducted evaporative air conditioning  
Ceiling fans and built-in robes to bedrooms  
Timber Venetian blinds throughout  
Tiled living areas, carpets to the bedrooms  
Roller shutter to the front bedroom window

Location Highlights:

Opposite Admiral Park  
370m to Heathridge Primary School  
830m to Belridge Secondary College  
1.7km to Edgewater Station  
1.5km to ECU Joondalup  
2.8km to Joondalup Health Campus  
2.2km to Ocean Reef Medical Centre  
2.5km to Prendiville Catholic College  
3.4km to the new Ocean Reef Marina  
4km to Westfield Whitfords City Shopping Centre  
2km to Lakeside Joondalup Shopping Centre  
3.8km to Mullaloo Beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*