

Sold



13, 37 Piccadilly Circle, Joondalup



## The Perfect Lock-and-Leave Pad in Every Sense

First home-buyers, professionals and investors will be all over this fantastic top-floor apartment in central Joondalup! Located in a well-maintained complex directly opposite Piccadilly Park, you'll be captivated by the leafy parkland views as soon as you step inside.

The two-bedroom, two-bathroom configuration is perfect for singles or couples, with a spacious shared living and dining area providing the ideal space for entertaining or enjoying meals. Alternatively, enjoy alfresco meals on your private balcony, surrounded by picturesque greenery.

Making clever use of the 71sqm floor area, the apartment boasts a modern kitchen with stone benches, stainless steel appliances, plenty of storage, and a convenient Euro-style laundry tucked out of sight when not in use. The bedrooms are fitted with mirrored built-in robes, carpets and roller blinds, each with a bathroom with neutral tones. Split system air conditioning in the living area ensures that you'll be comfortable all year round, and easy-care hybrid timber flooring in the living and traffic areas adds further convenience to this great little lock-and-leave pad.

The location is second to none, so close to stunning Yellagonga Regional Park and Lake Joondalup, you'll hear the birds and frogs! If you study at ECU or work at the nearby schools, hospitals or Lakeside Joondalup, you'll appreciate how super-close everything is, as well as Joondalup Station for a speedy city commute.

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**Price** SOLD for \$315,000  
**Property Type** Residential  
**Property ID** 29069

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED** **REAL ESTATE**

Contact Jonathan Durrant from Xceed Real Estate on 0438 909 480 to secure this superbly-located apartment.

Features include:

- 2 bedrooms, 2 bathrooms
- Leafy parkland location
- North-facing balcony
- Built-in mirrored robes
- Roller blinds throughout
- Modern kitchen with stainless steel appliances
- Large fridge space and dishwasher
- Hybrid timber flooring
- Split system reverse-cycle air conditioning
- Dedicated storeroom
- Secure covered parking
- Well-maintained, modern complex

Location (approx. distances):

- 180m Grand Boulevard bus route
- 500m Yellagonga Regional Park
- 450m Joondalup Health Campus
- 700m Joondalup Private Hospital
- 1.7km Joondalup Station
- 1.8km ECU Joondalup campus
- 1.2km Lakeside Joondalup Shopping Centre
- 2.2km Joondalup Primary School
- 1.3km HBF Arena

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