

Sold

45/6 Walsh Loop, Joondalup



## Funky 2x2 Apartment Near Everything!

This funky ground floor pad is sure to impress and is a must-see for first home buyers, investors, and downsizers.

Features at a glance:

Two bedrooms, two bathrooms

Modern kitchen with plenty of cupboard space, a glass splashback, stainless steel appliances, a single pantry, and dishwasher and fridge recesses

78 sqm of internal living area

Private, uniquely large, low-maintenance courtyard with a street entrance

Reverse cycle air conditioning

Spacious living and dining area

Secure parking for one car, plus additional street parking

Water rates approx \$1137.41 pa

Council rates approx \$995.28 pa

Strata rates approx \$913 per quarter

The property is currently leased for \$500 per week until 10/6/2025, and the tenants would be happy to discuss staying on beyond that term if favourable to the new owners.

The apartment complex features a lovely decked pool area with shade sails, seating, and BBQ facilities, perfect for a refreshing swim or to unwind at the end of the day.

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**Price** SOLD for \$445,000

**Property Type** Residential

**Property ID** 30591

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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Students can walk to the ECU Joondalup University Campus in just a few minutes, and local health workers have a convenient 'pick up and drop off' bus service to Joondalup Health Campus. For CBD commuters, Joondalup Station is just a short drive away.

Joondalup has grown to become a fantastic 'satellite' city, offering shopping, dining, and entertainment options galore. Lakeside Joondalup Shopping City, which has undergone a multi-million dollar upgrade, is now a destination in itself, with world-class cinemas, a diverse range of cafes, and an impressive selection of retail and fashion stores.

Alternatively, take a stroll down Lakeside Drive to Yellagonga Regional Parklands and Lakeside Park for a scenic walk or some 'nature play'.

To learn more about this fantastic opportunity, be sure to contact Adam Whitford from Xceed Real Estate at 0406 616 608 or email [adam@xceedre.com.au](mailto:adam@xceedre.com.au)

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