

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.

🛏 2 🚿 2 🚗 1

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

**Property Type** Residential

**Property ID** 30591

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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

**XCEED**   
REAL ESTATE

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)

*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.*