

4/38 Grand Boulevard, Joondalup, WA, 6027

Apartment For Sale

Monday, 18 November 2024



4/38 Grand Boulevard, Joondalup, WA, 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

3 X 2 CLASSY GROUND FLOOR APARTMENT

This beautifully presented ground-floor apartment, featuring 3 bedrooms, 2 bathrooms, and a spacious courtyard, is now for sale. It offers an excellent opportunity for both astute investors and owner-occupiers looking to enjoy the convenience of city living, with easy access to all of Joondalup's many amenities.

Currently tenanted until 16th March 2025 and returning \$540.00 per week. For the investor, estimated rental return at end-of-lease would be in the vicinity of \$580.00 per week - (5.5% yield).

Current tenants are keen to renew lease for a further 12 months.

Features include: -

- * 3 good size bedrooms all with wardrobes
- * 2 bathrooms
- * Well-appointed kitchen with stainless steel appliances.
- * Light, bright meals and family living area
- * Quality fixtures and fittings throughout
- * 3 split-system air-conditioners.
- * Large private courtyard with access from master bedroom
- * Storeroom off the courtyard
- * 2 allocated secure weatherproof car parking bays, very close to the apartment
- * Within walking distance to a wide range of inner-city amenities, including the railway station, Lakeside Joondalup Shopping Centre, restaurants, cafes, entertainment, and more

Strata fee \$761.20 per quarter - including reserve fund.

City rates \$1,600.00 Per Year

Water rates \$180.00 bi-monthly

As this property is tenanted, viewings will be by appointment only. Please call me if you would like to arrange a time to attend.