

**813/113 Grand Boulevard, Joondalup, WA, 6027**



**Apartment For Sale**

Monday, 28 October 2024

813/113 Grand Boulevard, Joondalup, WA, 6027

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Luxury Living Awaits

Discover your dream home in this exceptional 2 bedroom, 2 bathroom apartment, perfectly designed for modern living. Nestled in an award-winning complex Arthouse Apartments is the most sought after residence in the northern suburbs. This stunning residence boasts:

**Open Plan Living:** Experience seamless flow in the spacious open plan living and dining area, perfect for entertaining and everyday living with built in TV cabinets.

**Gourmet Kitchen:** The expansive kitchen features a long essay stone benchtop, timber veneer storage cupboards, 900ml electric induction hob, dishwasher and ample prep space, making it a chef's delight.

**Luxurious Master Suite:** Retreat to the master bedroom complete with his and hers robes featuring built-in shelving, along with a private ensuite comprising of double vanity, double mirrored storage, shower, W/C and floor to ceiling tiles. Sliding doors open onto the balcony.

**Comfortable Second Bedroom:** The second bedroom includes mirrored robes, providing stylish storage while enhancing the room's spacious feel and is perfectly positioned next to the bathroom.

**Ample Storage:** Enjoy plenty of additional storage options throughout the apartment, ensuring everything has its place without sacrificing style.

**Natural Light:** Floor-to-ceiling windows and high ceilings flood the space with natural light, creating a bright and inviting atmosphere.

**North Facing:** Benefit from north-facing orientation, ensuring warmth and light throughout the day with great views day and night of the lake with glimpses of the ocean. Enjoy these views relaxing from your own private balcony.

**Convenient Parking:** The apartment includes two undercover secured car bays, adding to the convenience of urban living.

Extras:

Reverse cycle air con

Car bay for 2 cars

Low strata fees

Downlights

Under cupboard lighting

Wooden flooring

Carpets 100% wool

Dishwasher

900ml induction hob top

Tumble dryer

High ceilings

Floor to ceiling windows

Floor to ceiling tiles in both bathrooms

Blinds & block out blinds & block out curtain

Large balcony with views of the lake

Living at Arthouse means enjoying resort style facilities like never seen before in Joondalup:

-15m heated pool

- Pool deck with sun beds

- Heated spa
- Sauna
- Shower and rest room facilities
- Cinema
- Yoga Retreat
- Fully equipped Fitness Centre
- Games room
- Dining facilities with views of the pool
- Relaxing lounge with Fireplace
- Built-in BBQ area
- Kitchenette with outdoor dining area

### Living in Joondalup City

This apartment is ideally located in Joondalup City, where vibrant urban living meets a relaxed lifestyle. Enjoy an array of amenities, including:

**Shopping and Dining:** Explore an eclectic mix of shops, cafes, and restaurants in the bustling Joondalup city center, perfect for a leisurely day out or a night on the town.

**Recreation and Parks:** Take advantage of nearby parks and recreational areas, including Lake Joondalup, offering walking trails, picnic spots, and outdoor activities.

**Education and Health:** Benefit from proximity to top-notch educational institutions and healthcare facilities, including Edith Cowan University and Joondalup Health Campus.

**Transport Links:** Enjoy excellent public transport options, including the Joondalup train station, making commuting to the city or beyond a breeze. The nearby Mitchell Freeway provides quick and easy access to Perth's CBD and surrounding areas, ideal for those who travel for work or leisure.

**Community Events:** Immerse yourself in a vibrant community with regular events, markets, and festivals, enhancing the sense of belonging.

This apartment is not just a home; it's a lifestyle choice in a thriving community. Don't miss out contact Amanda today to arrange a viewing and make this incredible apartment your new home!