







44/5 Hawksburn Road, Rivervale

# Resort Style Living

Positioned within the sought-after Proximity building, this stylish one-bedroom apartment offers a fantastic opportunity for someone seeking low-maintenance living in a convenient location.

Designed with functionality and contemporary comfort in mind, the apartment features an open-plan living and dining area that flows seamlessly into a well-appointed kitchen, creating an inviting space to relax or entertain. The modern kitchen offers ample storage and preparation space, while the generous bedroom provides a comfortable retreat with built-in storage.

The contemporary bathroom is neatly appointed, while the dedicated car bay provides secure and convenient off-street parking.

Residents of the Proximity complex also enjoy the benefits of apartment living with easy access to a range of local amenities, transport options, shopping, dining and recreational facilities. With Perth CBD, the Swan River, Optus Stadium and the vibrant Victoria Park café and dining precinct all within easy reach, the location is ideal for enjoying everything Perth has to offer.

Property Features:

- Dedicated car bay

1 1 1

**FOR RENT**
$700 per week

**VIEW**
By Appointment

**AGENTS**
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**AGENCY**
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- Open-plan living and dining
- Contemporary kitchen with ample storage
- Built-in bedroom storage
- Secure, low-maintenance apartment living
- Bosch Oven
- Bosch Dishwasher
- 2 Toshiba split system R/C AC
- Private balcony
- Storeroom located on level 1
- Building amenities include pool and gym facility

Location Features;

- Approx. 200m to the Swan River, providing easy access to riverside walks, cycling and recreational areas
- Excellent access to public transport and major road connections
- Close to Perth CBD, Optus Stadium, Crown Perth and Victoria Park
" Close to Victoria Park's Albany Highway precinct, renowned for its cafés, restaurants, bars, retail and supermarkets
- Approximately 5.5km to Perth Airport, making the location particularly convenient for frequent travellers

Whether you're looking for a home, a city-fringe base or an investment with strong lifestyle appeal, 44/5 Hawksburn Road presents an excellent opportunity to secure a quality apartment in one of Rivervale's most convenient locations.

For an inspection please call Dan on 0422 293 871 or email dlewis.applecross@ljhooker.com.au

Important* Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.

## MORE DETAILS

| | |
|---|---|
| Property ID | 13B4HVX |
| Property Type | Apartment |
| Including | Toilets (1) |







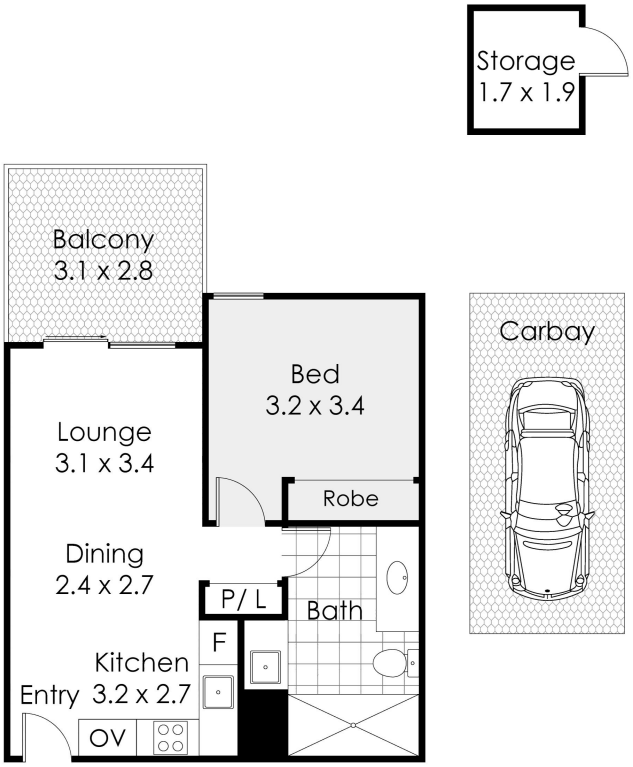




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55 m²
1 Bed
1 Bath
1 Car

This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

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