



5 Oriana Street, Belmont

3 2 2

**FOR SALE**

Please Call

**AGENTS**

Jason Chan

0422 171 869

jason.chan@ljhvicpark.com.au

**AGENCY**

LJ Hooker Victoria Park | Belmont (WA)  
(08) 9473 7777

Proudly Presented by Jason Chan

Positioned street-front in one of Belmont's most convenient pockets, 5 Oriana Street delivers outstanding accessibility, everyday comfort and easy-care living in a highly connected location. This is the type of home that appeals immediately to buyers who value proximity - whether it's commuting, shopping, schools, parks or airport access - all while enjoying the privacy and independence of your own residence.

The home sits on a strata title with no strata fees, offering the benefit of shared title without ongoing body corporate costs. With a manageable land size of approximately 325sqm, the property is ideal for owner-occupiers seeking low maintenance or investors looking for strong rental demand in a proven suburb.

Built in 2006, the layout has been designed to maximise space and flexibility. Multiple living zones provide excellent separation, while the loft-style upper space creates a valuable bonus area - perfect as a

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

home office, second lounge, study, or guest retreat depending on your lifestyle needs.

The main living and dining area connects naturally to the outdoor space, creating a comfortable flow for everyday living and entertaining. Outside, a private paved courtyard with pergola and reticulated gardens offers an easy-care environment for relaxing, hosting friends or enjoying a quiet coffee outdoors.

Comfort is enhanced with split system air conditioning, while secure parking is provided by a double remote garage with convenient access.

What truly sets this home apart is its location. Enjoy being moments from everything Belmont has to offer - Belmont Forum shopping centre, local cafés, schools, medical services, public transport, Costco and DFO, plus seamless access to Perth Airport and the CBD. For lifestyle and recreation, Alfred Park is approximately 500 metres away and Centenary Park around 600 metres, ideal for walking, fitness or family time. With major arterial roads nearby, commuting north, south or east is effortless.

This is a smart opportunity for buyers wanting a well-located, low-maintenance home that delivers long-term lifestyle value and investment appeal.

#### The Home & What We Love

- Year Built: 2006 | Approx. Land Size: 325sqm
- Street-front position
- Strata title with no strata fees
- 3 bedrooms, 2 bathrooms
- Multiple living areas plus versatile loft space
- Open-plan living and dining
- Private paved courtyard with pergola
- Reticulated easy-care gardens
- Split system air conditioning
- Double remote garage
- Excellent natural light and functional layout
- Ideal for owner occupiers or investors

#### Lifestyle & Location Highlights

- Alfred Park - approx. 500m
- Centenary Park - approx. 600m
- Belmont Forum Shopping Centre - approx. 4km
- Costco & DFO - approx. 3km
- Perth Airport - approx. 2km
- Perth CBD - approx. 10km
- Nearby bus routes and public transport
- Easy access to Great Eastern Highway, Tonkin Highway and Orrong Road

#### Outgoings

- Council Rates: \$2,061.10 (FY 2025-2026)
- Water Rates: \$1,355.35 (FY 2024-2025)

For more information or to arrange your private inspection, contact listing agent Jason Chan.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

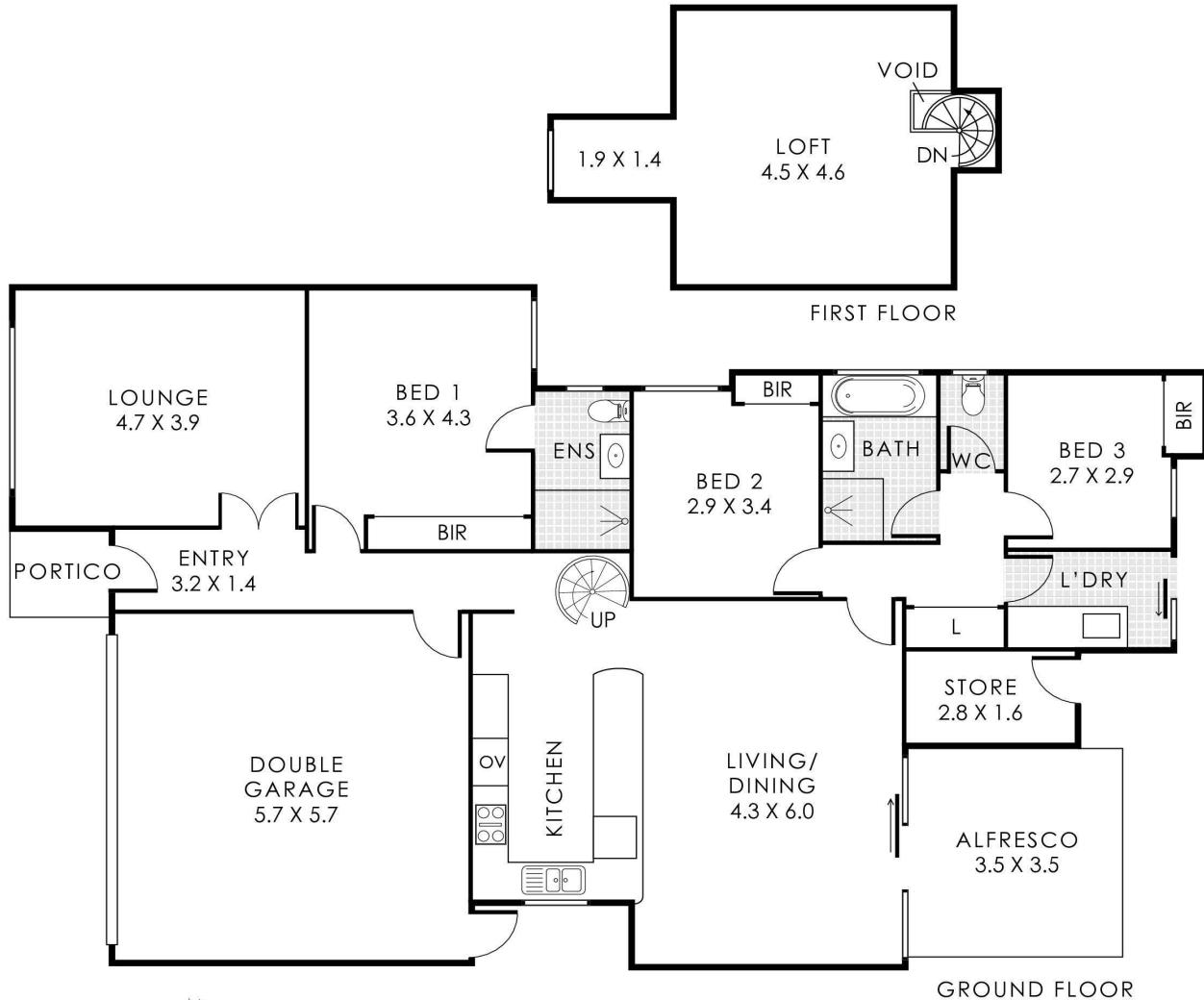
## MORE DETAILS

Property ID 5GNTFFB  
Property Type House

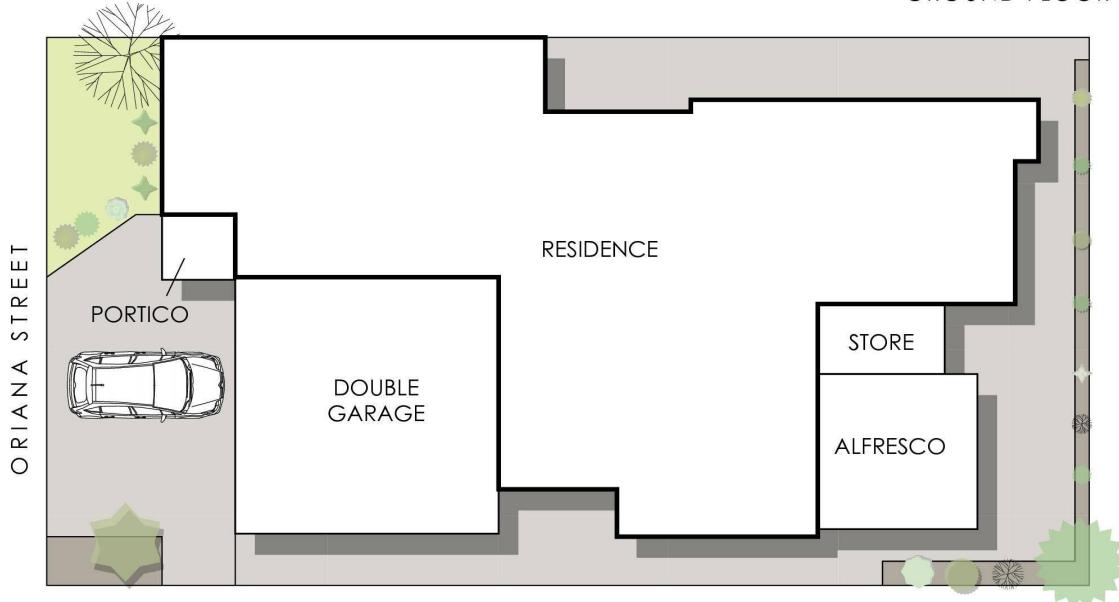
**Jason Chan 0422 171 869**  
Sales Consultant | [jason.chan@ljhvicpark.com.au](mailto:jason.chan@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**  
288 Albany Highway, VICTORIA PARK WA 6100  
[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) |  
[reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)





GROUND FLOOR



## 5 Oriana Street, Belmont

Residence 154m<sup>2</sup> | Portico 2m<sup>2</sup> | Garage 32m<sup>2</sup> | Store 5m<sup>2</sup> | Alfresco 12m<sup>2</sup>  
**Total Area 205m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the floorplan is an accurate representation of the property, the information shown on the floorplan is approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. [www.cribcreative.com.au](http://www.cribcreative.com.au)

All information contained therein is gathered from relevant third parties sources.  
 We cannot guarantee or give any warranty about the information provided.  
 Interested parties must rely solely on their own enquiries.

 **LJ Hooker**