



44/5 Hawksburn Road, Rivervale

Investor calls it quits

- ****To be sold by Openn Offers (Transparent Bidding) with a closing date of Monday 19th October 2026 at 5.30 pm - for more information contact Daniel Lewis*****

Positioned within the sought-after Proximity building, this stylish one-bedroom apartment offers a fantastic opportunity for first-home buyers, professionals, down-sizers and astute investors 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

1 1 1

FOR SALE
Online Offers

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.



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
- 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

Property is currently leased @ \$650 per week on a periodical term.

Whether you're looking for your first 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.

If you would like more information please contact Daniel on 0422 293 871 today.

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	13AZHVX
Property Type	Apartment
House Size	42 m2
Land Area	67 m2
Including	Toilets (1)

Daniel Lewis 0422 293 871

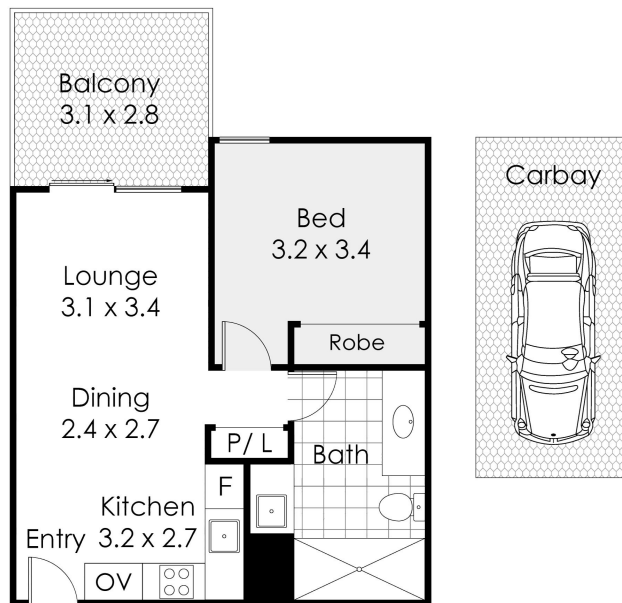
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Storage
1.7 x 1.9



44/5 Hawksburn Road, Rivervale

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

	55 m ²
	1 Bed
	1 Bath
	1 Car