



5/54 Canning Highway, Victoria Park

## GROUND FLOOR GEM WITH HUGE COURTYARD

Welcome to Unit 5/54 Canning Highway, Victoria Park

If you have been searching for convenience, SUPER LOW LEVIES, comfort, and lifestyle in one package - look no further!

This refreshed ground-floor apartment has just been updated with fresh paint and new carpets, offering you an easy-care home with a rare bonus: a massive private front courtyard that is just perfect for entertaining, relaxing, or even indulging your green thumb.

- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts
- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts
- \* Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

<https://prop.ps/I/DvPgPWCWMhK3>

Features You will Love:

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.

2 🏠 1 🚿 1 🚗

**FOR SALE**  
High \$400,000's

### AGENTS

Diane Sheppard  
0420 216 066  
diane.sheppard@ljhvicpark.com.au

Michael Sheppard  
0433 275 080  
michael.sheppard@ljhvicpark.com.au

### AGENCY

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

 **LJ Hooker**

- Built in 1981 with solid construction and timeless design
- Open-plan living - lounge, kitchen, and dining area with split-system air conditioning
- Huge front courtyard - ideal for alfresco entertaining or gardening
- Well-equipped kitchen with plenty of storage, electric cooktop and oven
- Main bedroom with built-in robe and ensuite-style access
- Bathroom has shower and handbasin, with laundry facilities plus a separate toilet
- Second bedroom with built-in robe
- Undercover car bay conveniently close to the apartment

#### Lifestyle & Location:

This is Victoria Park living at its best. Step outside and stroll to:

- Rafael Park - 100m
- Public Transport - 150m
- Swan River Foreshore - 400m
- Boorloo Bridge - 700m
- Crown Entertainment Complex - 1.6km
- " Woolworths Vic Park - 1.8km
- " Vibrant Vic Park Café Strip - 1.8km
- Perth CBD - 2.2km
- Curtin University - 3.5km

#### Who is this for?

- First-home buyers wanting a sought-after suburb
- Investors chasing strong rental demand in a prime location
- Downsizers looking for single-level, low-maintenance living
- City workers & students who value excellent transport links

With record-low supply in Victoria Park, properties like this are selling fast. Don't miss your chance - inspect today and secure this rare ground-floor opportunity!

Shire rates PA - \$1616.72

Water rates PA - \$890.75

Levies PQ - \$691.98

Reserve PQ - \$59.52

#### MORE DETAILS

Property ID	5GBEFFB
Property Type	Apartment
House Size	67 m2

#### Diane Sheppard 0420 216 066

Real Estate and Business Agent | [diane.sheppard@ljhvicpark.com.au](mailto:diane.sheppard@ljhvicpark.com.au)

#### Michael Sheppard 0433 275 080

Sales Consultant | [michael.sheppard@ljhvicpark.com.au](mailto:michael.sheppard@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)

