

Victoria Park, 24/54 Canning Highway

Lifestyle You'll Adore!

Proudly presented by Edward Lim...

Prepare for a life where everything is at your fingertips with incredible restaurants, trendy shops, lush parklands, and delightful playgrounds just a leisurely stroll away. Add the picturesque Swan River to the mix and top it off with effortless access to city-bound buses.

Welcome to the place you'll absolutely fall in love with! Introducing 24/54 Canning Highway, positioned on the first floor of the illustrious Gloucester Gardens! This two-bedroom apartment is not just a living space; it's a canvas of urban luxury with sweeping city glimpses.

Step inside to an open-plan living and dining area that's drenched in natural



Disclaimer: 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.



For Sale

Please Call

View

ljhooker.com.au/5E9ZFFB

Contact

Edward Lim

0408 929 655

edward.lim@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA)

(08) 9473 7777

light, adorned with easy-care wooden looking vinyl flooring. And that's not all - it seamlessly flows into a private balcony, extending your living space and inviting the outdoors in.

The open plan kitchen, a culinary haven is both practical and functional, boasting ample bench space and ample storage. Cooking here is not just practical; it's an absolute delight, making it the heart of your entertainment endeavours.

Two generously sized bedrooms await, and the common bathroom is spacious and even houses a built-in laundry area, maximising every inch of space with thoughtful design.

Featuring reverse-cycle air conditioning, secure parking, and the coveted NBN (FTTP connection), this remarkable apartment perfectly marries tranquillity with convenience.

The Property & What We Love?!

- * Built Year 1981 | Build up area: 83m²
- * A dazzling two bedroom & one bathroom haven
- * Location, location, location | a perfect 10 for lifestyle living
- * Open plan & functional design to maximise the space
- * Convenient access to public transport
- * Secure, lock and leave living!
- * Covered parking
- * NBN ready for seamless connectivity
- * Low maintenance and secure
- * Super private!
- * Estimated rental \$500-520/week which makes your wallet smile!

Location wise...

- * 30m (approx) to nearest Bus Stop
- * 250m (approx) to McCallum Park
- * 350m (approx) to Swan River
- * 1.3km (approx) to Albany Hwy shopping & eateries
- * 1.9km (approx) to The Crown Perth
- * 2.2km (approx) to Burswood Train Station
- * 3.8km (approx) to South Perth Foreshore
- * 4km (approx) to Perth CBD
- * 12km (approx) to Perth Airport

Outgoings:

- * Council rates: app. \$1,444.64 (FY 2023 - 2024)
- * Water rates: app. \$902.40 (FY 2022 - 2023)
- * Strata Levies: app. \$505.95 (includes Admin \$446.43/q, Reserve \$59.52/q)

This cherished apartment is not just a place to live; it's a lifestyle you'll adore. It's ready for you to move in and make it your own. Presently tenanted by a reliable tenant for \$400/week on a periodic lease. For more details or to arrange a viewing, reach out to listing agent, Edward Lim at 0408 929 655.



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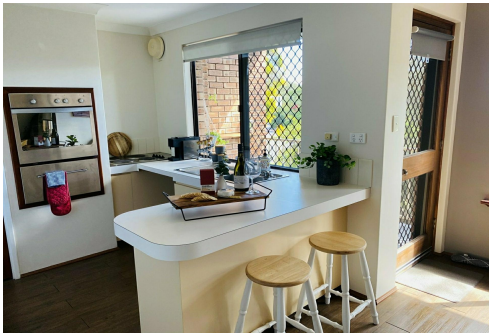
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More About this Property

Property ID	5E9ZFFB
Property Type	Apartment
Including	Air Conditioning Toilets (1) Balcony

Edward Lim 0408 929 655
Sales Consultant | edward.lim@ljhvicpark.com.au

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



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