



5/45 McCallum Lane, Victoria Park

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You will never want to leave!

- * FIRST VIEWING WILL ONLY BE: WEDNESDAY 3 JUNE 2026

Perfectly positioned in one of the riverside precinct's most tightly held pockets, this light-filled townhouse delivers an unbeatable lifestyle with breathtaking views across the Swan River and McCallum Park.

Whether it is your morning coffee on the balcony, sunset drinks with friends, or an evening stroll along the foreshore, this is the kind of home you never want to leave.

Set within a boutique strata complex currently undergoing a significant external transformation, the entire development is being refreshed with newly painted exteriors and garage doors, while many owners are investing heavily in stylish renovations confirming that this is a true reflection of just how special this location really is.

Only moments from the Swan River Foreshore, you will love having endless open space, cycle paths, parklands, and the sparkling river practically on your doorstep. This is low-maintenance living with an enviable lifestyle attached.

Spanning three levels, flooded with natural light thanks to its superb positioning, this townhouse combines comfort, convenience, and

FOR SALE
High \$800,000's

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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incredible potential.

FEATURES INCLUDE:

GROUND FLOOR:

- Welcoming entrance hall
- Remote single garage with extra space for a trailer, bikes, or small second vehicle (approx. 43.9sqm)

FIRST FLOOR:

- Beautiful hybrid dark wood flooring throughout
- Spacious open-plan living and dining area filled with natural light
- Generous balcony with stunning uninterrupted views over McCallum Park and the Swan River
- Split system air conditioning servicing the living zone with modern ceiling fan
- Previously renovated kitchen with excellent storage, dishwasher, and gas cooking
- Separate laundry with additional storage
- Guest powder room
- Covered alfresco and private garden courtyard with direct access to Canning Highway and public transport
- Garden shed

SECOND FLOOR:

- Spacious master bedroom with built-in robes, split system air conditioning, ceiling fan and spectacular river views
- Second bedroom with robe and split system air conditioning and ceiling fan
- Main bathroom with bath/shower combination and ample storage
- Separate toilet
- Linen storage

Although this property carries a Victoria Park postcode, this sought-after complex sits on the prized South Perth foreshore side of Canning Highway, offering you all the lifestyle benefits of one of Perth's most desirable riverside locations.

Perfectly located just minutes from the Perth CBD, Optus Stadium, Crown Entertainment Complex, the airport, major freeway connections, cafes, restaurants, and public transport, you may very well find yourself leaving the car at home for good.

Homes in positions like this are incredibly rare - and once you experience the views, the lifestyle, and the convenience, you will understand exactly why residents never want to leave.

Council rates PA - \$2,109.57

Water rates PA - \$1,148.48

Strata Levies Per Quarter

Admin: \$1,048.39

Reserve: \$1,209.68

TOTAL: \$2,258.07

MORE DETAILS

Property ID 5GY4FFB
Property Type Townhouse
Including Air Conditioning
Courtyard
Balcony
Dishwasher
Built-in-Robes
Close to Shops
Close to Transport

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