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Welcome



105/7-11 Heirisson Way, Victoria Park

HOME OPEN CANCELLED - UNDER OFFER

3  2  1 

Offers

Positioned right in the heart of vibrant Victoria Park, and directly across from the beautiful McCallum Park, this 3-bedroom, 2-bathroom unit presents a smart opportunity for the savvy investor. With the Causeway just down the road, the stress is taken out of the morning commute, and after work you have everything from river walks to beach swims and brunch spots at your fingertips. This location is where convenience and lifestyle truly meet.

Inside, the home is designed with both space and function in mind. The kitchen and laundry are cleverly integrated, with extra cabinetry and storage throughout making daily life a little easier. The master bedroom provides comfort with a soft carpet finish underfoot, a mirrored double wardrobe, and a private ensuite. The open-plan living area is bright and welcoming, flowing easily onto a generous balcony, the perfect spot for evening meals overlooking the trees and the park beyond.

There's a new split system air conditioner in the living zone to offer climate control year-round, and the kitchen has just been updated with a brand-new oven and cooktop. The well-appointed second bathroom has a shower-over-bath layout, ideal for young families or those who appreciate a long soak after a busy day. For those looking to keep active without leaving home, the complex amenities include a pool, gym, sauna, and an outdoor entertaining area. Host guests on the weekends or just enjoy the ease of relaxing with all of these extras available.

Currently tenanted until December 22nd 2025 with a strong rental return of \$750 per week, this property is an incredible chance for investors to secure an appealing property in a continually growing suburb. It's low-maintenance, secure, and sits in a location that truly ticks all the boxes. Whether you're thinking long-term investment or a future move-in, this is one opportunity that's

hard to overlook.

SCHOOL CATCHMENT

Victoria Park Primary School (1.0km)

Kent Street Senior High School (2.3km)

RATES

Council: \$1800

Strata: \$1200/qtr

FEATURES

- * Incredible Investment Opportunity
- * 3 Bedrooms and 2 Bathrooms
- * Master Bedroom with Double Built-in Wardrobe and Ensuite
- * New Airconditioning (Installed in February)
- * Complex Offers Pool and Outdoor Entertaining Area
- * Spacious Living Areas with Large Balcony
- * Views of Beautiful McCallum Park
- * Carpet Flooring Throughout Living Areas and Bedrooms
- * New Oven and Cooktop
- * Overhead Cabinetry in Kitchen for Additional Storage
- * Clever Designed Common Bathroom and Laundry for Space Saving
- * Storeroom Provided
- * Gym and Sauna Access
- * Car Bay Provided

LIFESTYLE

250m  McCallum Park

300m- Raphael Park

950m  Social Manna Caf

1.0km  Causeway Bridge

1.0km  Heirisson Island

1.2km.- Burswood Park

1.6km  Victoria Park Central Shopping Centre

1.8km  Trinity College

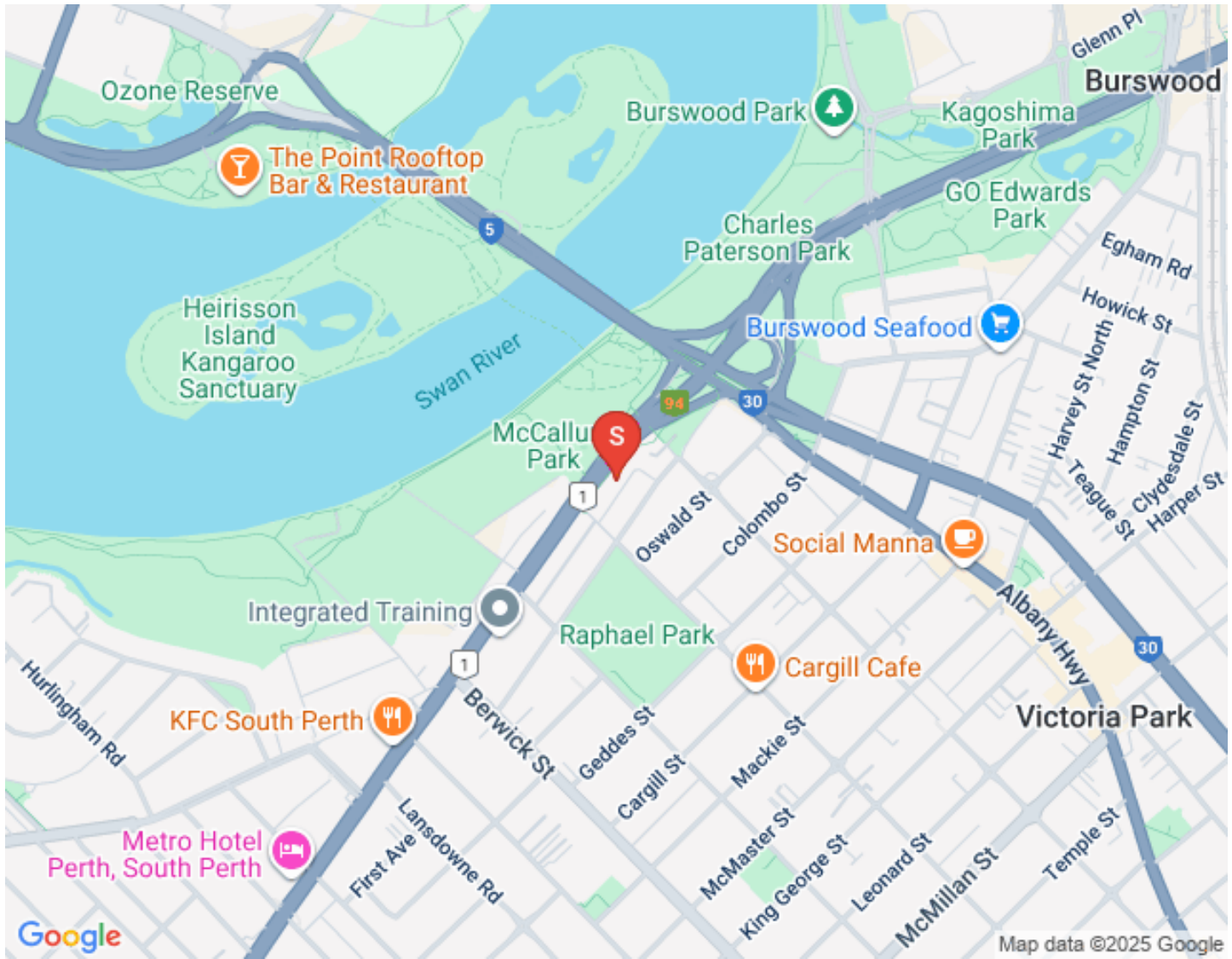
1.8km  Crown Towers

1.9km  Victoria Park Train Station

2.2km  South Perth Foreshore

4.4km  Como Beach

5.5km  Perth CBD



Floor Plan

Photo Gallery

Comparable Sales



108/7-11 HEIRISSON WAY, VICTORIA PARK, WA 6100, VICTORIA PARK

3 Bed | 2 Bath | 1 Car
\$550,000
Sold ons: 15/11/2024
Days on Market: 43

sale - sold



206/7-11 HEIRISSON WAY, VICTORIA PARK, WA 6100, VICTORIA PARK

3 Bed | 2 Bath | 2 Car
\$565,000
Sold ons: 24/03/2025
Days on Market: 0

sale - sold



205/7-11 HEIRISSON WAY, VICTORIA PARK, WA 6100, VICTORIA PARK

3 Bed | 2 Bath | 2 Car
\$560,000
Sold ons: 18/03/2025
Days on Market: 119

sale - sold



107/7-11 HEIRISSON WAY, VICTORIA PARK, WA 6100, VICTORIA PARK

3 Bed | 2 Bath | 1 Car
\$601,000
Sold ons: 24/03/2025
Days on Market: 62

Land size: 117
sale - sold



2/45 MILLER STREET, VICTORIA PARK, WA 6100, VICTORIA PARK

3 Bed | 1 Bath | 2 Car
\$650,000
Sold ons: 21/01/2025
Days on Market: 6

sale - sold

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Offer Documents

[Click to Download the Offer Pack](#)

Certificate of Title

[Click to download Certificate of Title](#)

[Click to download the Strata Plan](#)

Strata Documents

[Click to download the Precontractual Disclosure](#)

[Click to download the Strata Plan \(Att 1+2\)](#)

[Click to download the Strata By-Laws \(Att 3\)](#)

[Click to download the AGM Minutes \(Att 4\)](#)

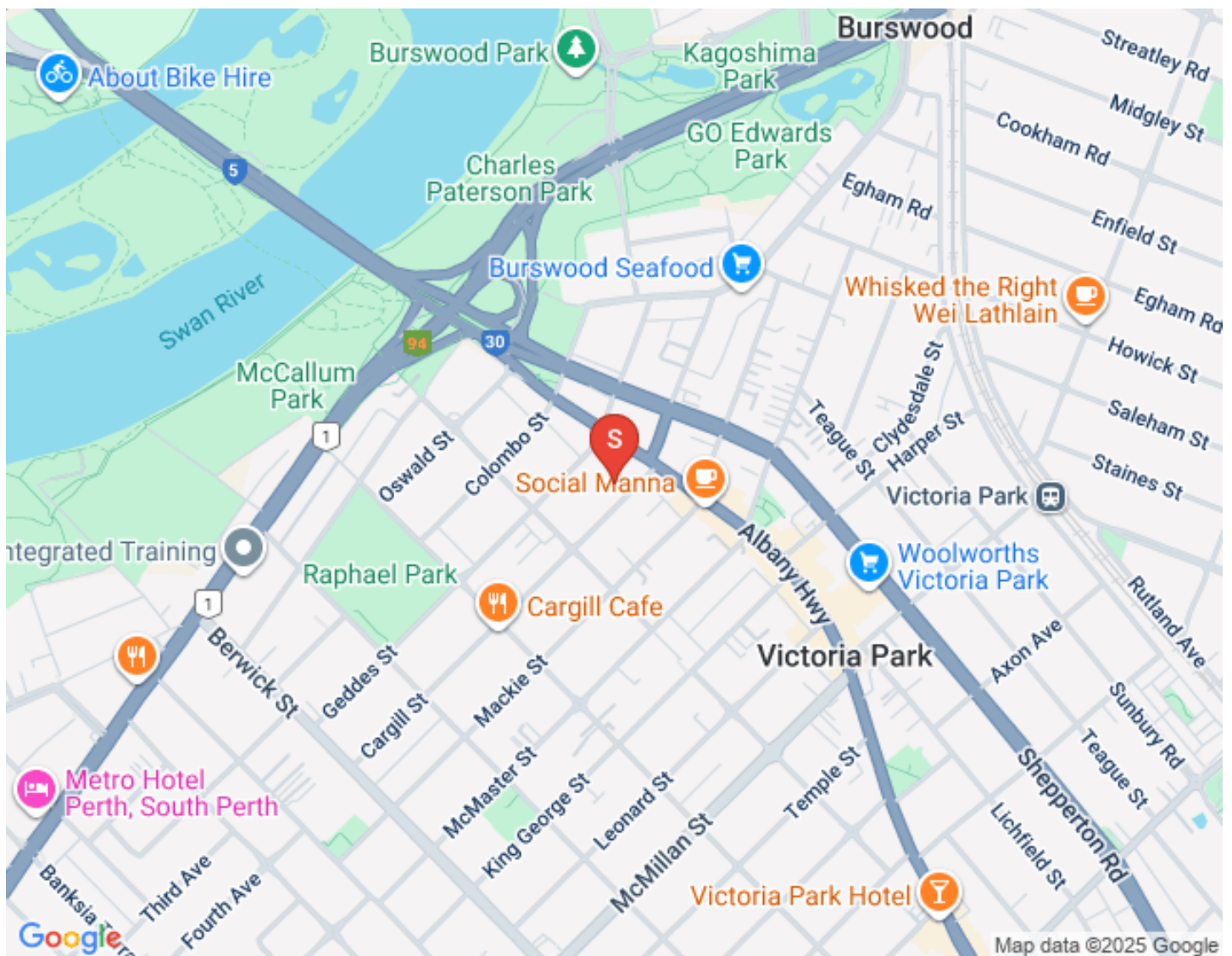
[Click to download the Financials \(Att 5+6\)](#)

[Click to download the Certificate of Currency](#)

Local Schools



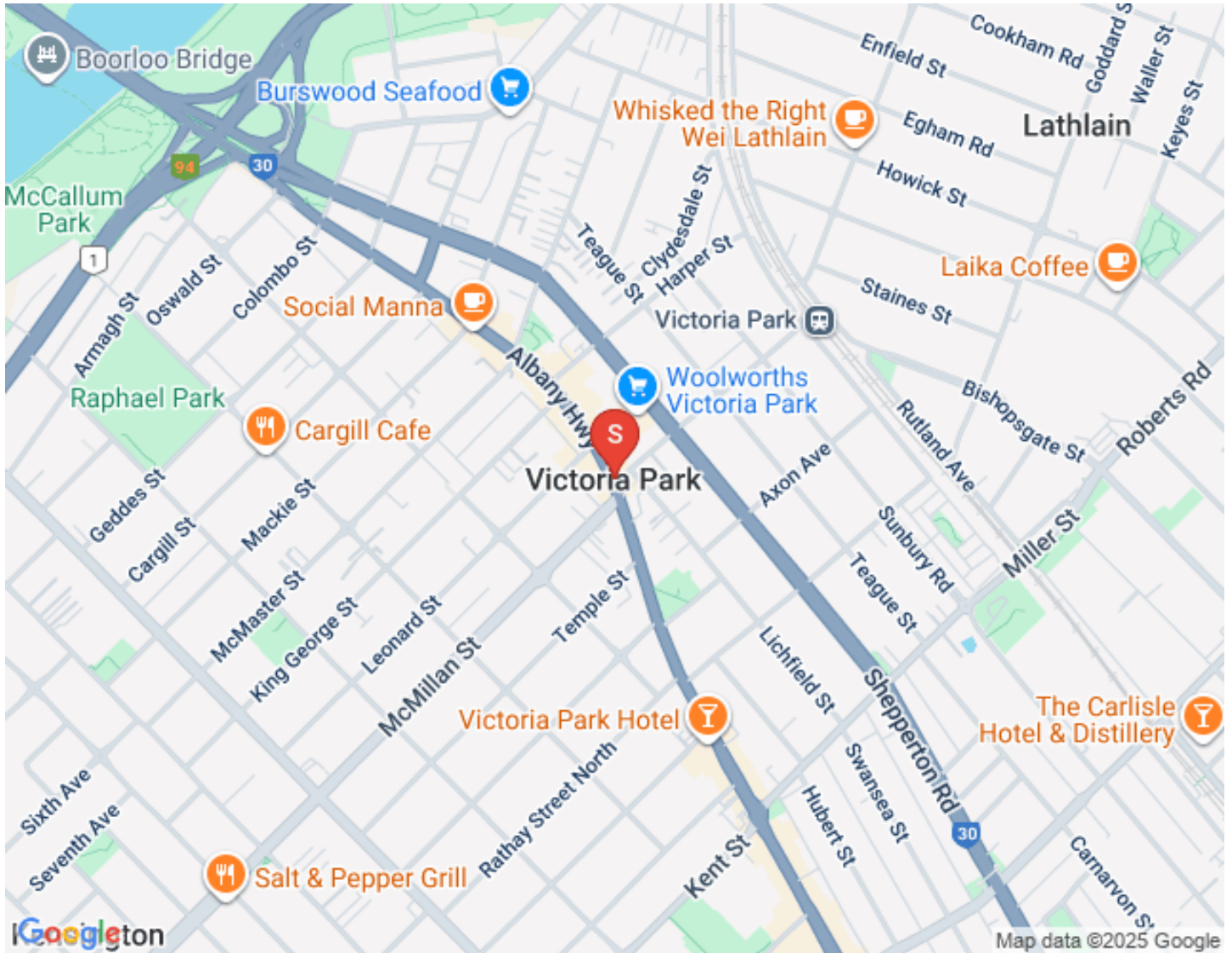
Click to view [Intake Area](#)



Click to view [Intake Area](#)



Victoria Park



McCallum Park



Victoria Park Town



Heirisson Island Kangaroo Sanctuary



Catalanos



Social Mama



Victoria Park Central



Joint Form of General Conditions



2022 General Conditions

**JOINT FORM
OF
GENERAL
CONDITIONS
FOR THE
SALE OF
LAND**



[View Joint Form Here](#)



**first
national**
REAL ESTATE
Genesis

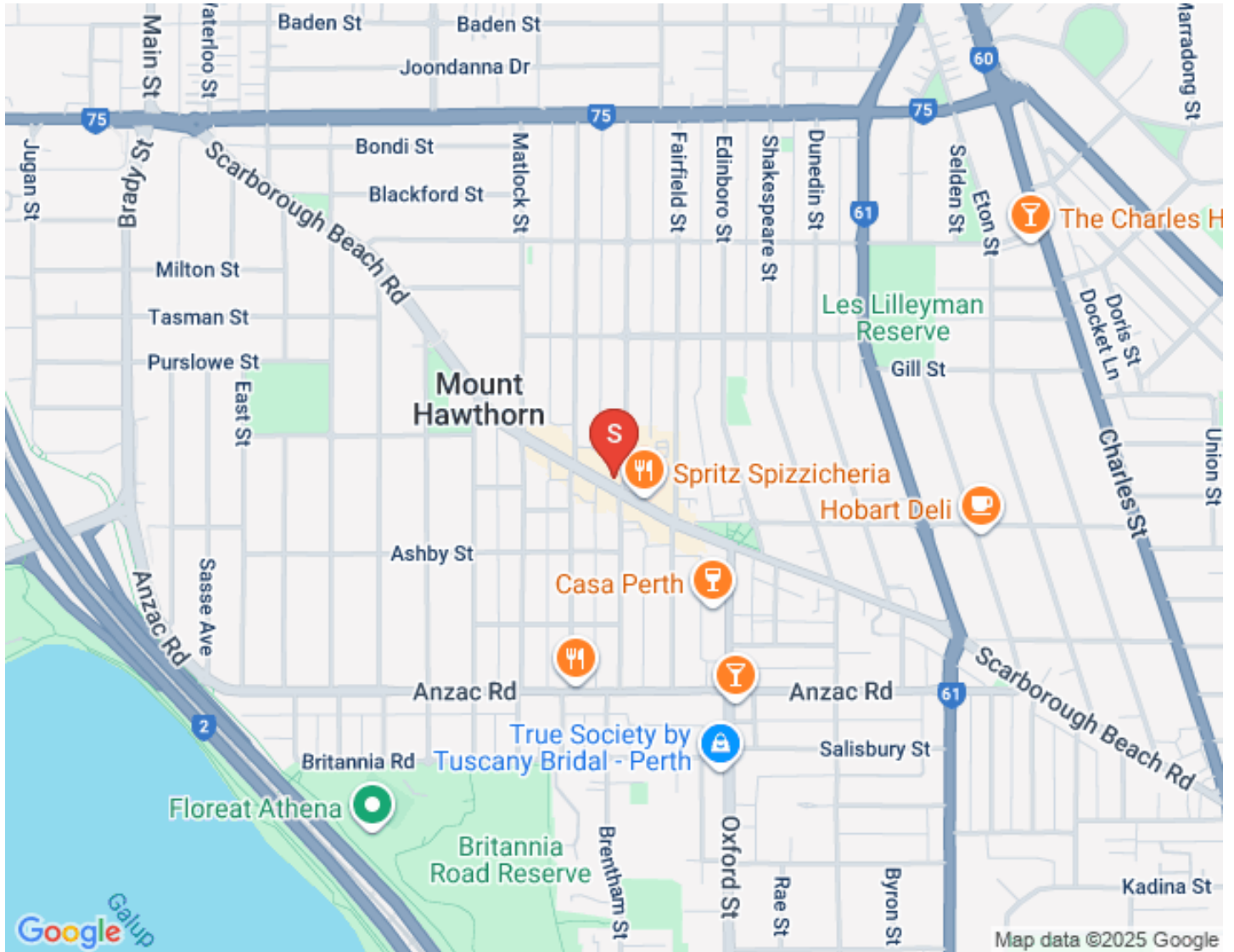
Damian Martin

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Team Genesis



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

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"When I first heard that Damian attained his Real Estate sales registration, I knew he would be a successful agent!" says Director Jonathan Clover. "As a defensive player of the year 6 times and 4 time Champion in the National Basketball League of Australia, Damian is used to sacrificing for his team and being dedicated to process. Real estate is no different. It's about making sacrifices and putting it all on the line for the client, and being dedicated to a proven process without cutting corners or letting ego get in the way"

Damian says "I joined First National Genesis because their values (People, Community, Property...in that order) align with my own. I also know how beneficial having the right coaches, trainers and support staff are to becoming the best version of yourself!" Damian also notes that partnering with the company director Jonathan Clover will be great to grow his knowledge of real estate and fine tune his negotiation skills.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.



RONNIE SINGH

SALES CONSULTANT

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Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



NISTHA JAYANT

PERSONAL ASSISTANT

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Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



GUY KING

SALES CONSULTANT

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Guy brings more than 15 years of real estate knowledge to the Genesis team and a lifetime of business experience. Highly talented, driven and energetic, Guy's deep knowledge of the Eastern Hills, Foothills and Swan Valley markets coupled with his passion to connect with people and his community as a long-term hills resident are just a few reasons why Guy is highly qualified to help you in one of life's more challenging periods; moving!

We are excited that Guy has joined Team Genesis and the wider First National Real Estate family.



MARK HUTCHINGS

SALES CONSULTANT

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Mark Hutchings is First National Genesis' first pick in the 2024 draft! After a decade long AFL career, 9 years with our very own West Coast Eagles, Mark has decided to direct the same dedication and hard work to his career in Real Estate. "When we first sat down together, I could tell Mark had a strong business mind, asking good questions and was quick to understand marketing strategies", company Director Jonathan Clover noted. "A reputation of loyalty to his team-mates, commitment to the heavy training regime of being a professional athlete and a very competitive character to get the best outcomes all give me confidence that our clients are in good hands with Mark." Why real estate? Mark's "people first" ethos and keen interest in property have drawn him into the property industry and he has submerged himself gaining a huge amount of knowledge and experience as he works alongside veteran agent and company director, Jonathan Clover.



KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

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Meet Kahla, residing in Heathridge, her journey in real estate is a true testament to hard work and dedication. She began her career as a receptionist, learning the ins and outs of the industry from the ground up. With a passion for growth and an eye for detail, she quickly rose through the ranks, taking on the role of Marketing Manager where she showcased her creative talents and strengthened the online presence of the business. Her organisational skills and commitment to excellence then led her to become our Sales Administrator, where she continues to provide invaluable support to the team. Kahla's path reflects her unwavering drive and ambition to succeed in every aspect of her career.



CAITLIN MCSHERRY

RECEPTIONIST

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Caitlin is a dedicated professional with a diverse background in both hospitality and a bachelors degree in psychology. In 2019, Caitlin made a bold move, relocating from Hobart to Perth to pursue new opportunities and challenges. This transition marked the beginning of a journey that blends their passion for understanding people with an eagerness to adapt and grow in a dynamic environment.

Before joining First National Genesis, Caitlin gained valuable experience in the hospitality industry, honing strong customer service skills, leadership abilities, and an in-depth understanding of human behavior. With a background in psychology, Caitlin approaches every role with empathy, a keen eye for detail, and an ability to connect with people on a deeper level.

Now, at First National Genesis, Caitlin is excited to apply their unique blend of skills to the real estate sector, eager to contribute to the team's success while continuing to grow personally and professionally.

Recent Sales in the Area



282D Railway Parade, East Cannington

3 Bed | 2 Bath | 2 Car

Land size: 180sqm

Under Offer



10/290 Stirling Street, Perth

1 Bed | 1 Bath | 1 Car

Land size: 45sqm

End Date Process