

Realmark®

53 Virginia Place Waikiki



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DARCY GLYNN
0431 009 495
DGLYNN@REALMARK.COM.AU

WELCOME

On behalf of the sellers and myself, welcome to our home open and sale of 53 Virginia Place Waikiki.

I will be conducting the home open in a non-intrusive way and let you as the buyer take your time to walk through the home to get a feel for what it is like to live here.

When you are ready, please come speak to me about any questions you may have around the home or sale process and I'll assist you as best I can.

If you are interested in the home and would like to discuss it further outside of the home open, please ensure you let me know so I make a point to reach out to you as a matter of priority.

SALE DETAILS

Method of sale: Set Date Sale

Time: All offers presented by 4pm Tuesday 2nd December 2025

How to register: Speak with Darcy or text "your full name 53 Virginia Place" to 0431 009 495

WAIKIKI

Tucked along Perth's stunning southern coastline, Waikiki captures the essence of relaxed coastal living — where the sound of the ocean, the scent of sea breeze, and the comfort of community come together effortlessly. Around 50 kilometres south of the CBD, this beachside suburb offers that perfect blend of laid-back charm and everyday convenience, making it a favourite for families, retirees, and anyone drawn to the easy rhythm of coastal life.

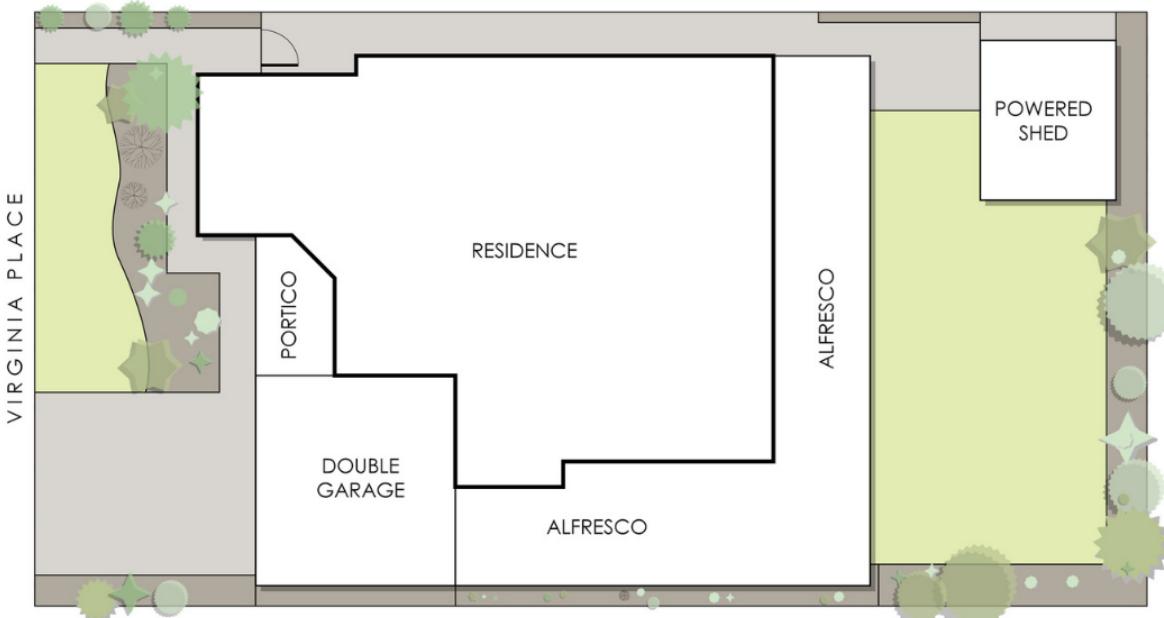
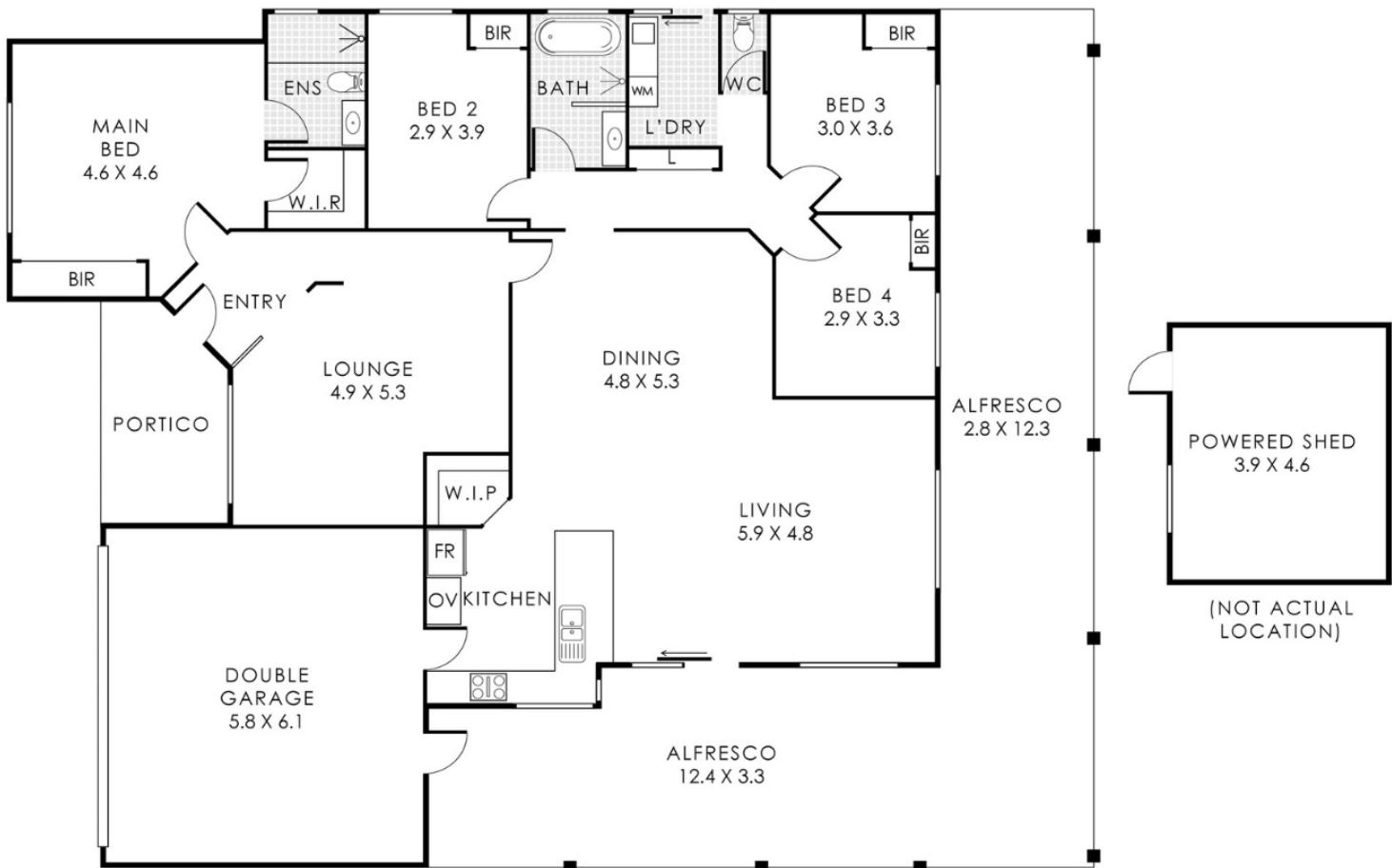
The suburb is made for outdoor living — kids ride bikes through quiet streets, neighbours chat over front fences, and weekends are spent picnicking at parklands like Fantasy Park or enjoying a barbecue by the shore. The nearby Warnbro Sound provides calm, sheltered waters ideal for swimming, paddleboarding, and watching the sunset melt into the horizon.

Waikiki's streets are lined with spacious family homes, well-loved classics, and tastefully modernised properties, each surrounded by leafy gardens and coastal breezes. There's a genuine sense of space here — wide roads, big backyards, and a relaxed pace that makes coming home feel like a small retreat from the rush of the city.

With quality schools, shopping centres, playgrounds, and local amenities all within easy reach, Waikiki offers the best of both worlds: the peace of a seaside community with the practicality of urban convenience. Whether you're raising a family, downsizing near the coast, or simply seeking a more balanced way of life, Waikiki invites you to slow down, breathe in the ocean air, and enjoy the simple pleasures of living by the sea.







53 Virginia Place, Waikiki

Residence 165m² | Portico 9m² | Garage 35m² | Alfresco 73m² | Powered Shed 18m²

Total Area 300m²

This floor plan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information given are approximate and intended only as a guide. Actual dimensions and floor areas will include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cribcreative.com.au



WHAT TO LOVE

From the moment you arrive at 53 Virginia Place, there's an undeniable feeling of warmth and welcome. Framed by a beautiful native front garden bursting with colour and life, this home instantly feels like somewhere you can put down roots and watch your family grow.

Inside, space and comfort take centre stage - with four generous bedrooms, two beautifully renovated bathrooms, and two large living areas designed for connection, relaxation, and making memories together. Whether it's cosy movie nights in the lounge, laughter around the dining table, or quiet mornings with a cup of coffee in the sunshine, every corner of this home has been created with family living in mind.

The heart of the home flows effortlessly out to the large outdoor entertaining area - a true haven for gatherings big and small. Imagine weekend barbecues, long lunches with friends, or simply unwinding while the kids play on the lawn. The powered shed out back is the perfect spot for a workshop, hobby space, or extra storage, giving you room to do more of what you love.

Every detail here speaks of care and comfort. Set in a peaceful cul-de-sac surrounded by other quality homes, and just moments from local schools, shops, and Waikiki's stunning beaches, this home offers the best of coastal family living. At 53 Virginia Place, it's easy to picture your family's next chapter - full of laughter, love, and endless summer evenings spent together at home.

WHAT TO KNOW

- 603m² block size
- 165m² internal floor area
- Year of build 2000
- Council Rates: Approx. \$2,339.64 p/a
- Water Rates: Approx. \$1,246.03 p/a
- 4 bedrooms with built-in robes
- 2 bathrooms
- 2 living areas
- Large open plan kitchen, living & dining
- Generous sized pantry
- Air-conditioning (zoned) throughout
- Recently repainted internally
- Enclosed 2 car garage with internal and rear access
- Large outdoor entertaining area
- Bore water and fully reticulated gardens
- Powered shed





Gabe Hagen

Residential Business Development Manager
0418 612 013
ghagen@realmark.au



Founded in Western Australia in the 1980s, Realmark has navigated its way through multiple property cycles. With this experience, you can trust we'll guide you in making informed decisions that work in your favour.

Gabe is a real estate professional specialised in residential property management, leasing, and business development in Perth. He brings a unique global perspective, gained from living in five continents throughout his life.

His passion lies in leveraging Perth's property investment landscape to create and maximize local housing solutions, advocating for the city's growth.

Focusing on building community and shaping the future of living spaces. Connecting with Gabe is your gateway to insightful and innovative real estate solutions.

[Read less](#)

Rurban Pty Ltd the Trustee for Resmark Unit Trust
T/as Realmark Urban Licensed Real Estate Agent
ABN 46 743 285 348 ACN 623 011 781 TC 75848
658 Newcastle Street, Leederville
Western Australia 6007
telephone 08 9388 3911
facsimile 08 6382 6106
urban.realmark.com.au

Wednesday, 29 October 2025

Rental Appraisal Letter | 53 Virginia Place, Waikiki WA 6169

To whom this may concern,

Thank you for the opportunity to conduct a rental appraisal of the above property.

At Realmark Urban, our focus goes beyond simply collecting rent, we are committed to delivering long-term value and peace of mind through proactive and strategic property management. Our approach to property investment is built on three core principles:

Maximising Returns | Minimising Risk | Responsibly protecting your asset.

Our Comparable Market Research considers a range of factors, including the property's features, location, and current market conditions, to help you make an informed decision.

Based on this research, we estimate the achievable rental return for your property to be in the vicinity of

\$650.00 to \$750.00 per week, with an initial listing recommendation of

\$730.00 - \$750.00 per week.

Yours Sincerely,



Gabe Hagen

Residential Business Development Manager
Realmark Urban
0418 612 013

Disclaimer: While all efforts to ensure the accuracy of the above appraisal have been made, errors and omissions are excluded at Law. The rental amount shown is based on the available information which may have limitations. This appraisal may vary on physical inspection, change of market conditions, or disclosure of material facts effecting the property.

PURCHASING PROCESS



STEP ONE

Confirm your interest with the agent. They will then help you get on to the online platform where the offers are collected. This can be done during or after your inspection of the property.



STEP TWO

Once you are on the RESO platform and ready to make your initial offer, you simply enter your offer details, including price, settlement period, finance conditions and any special conditions you would like included in your offer.



STEP THREE

When you have entered your initial offer details the agent will reach out to you to discuss the current state of the campaign and will answer any questions you have about the process.



STEP FOUR

If the property receives multiple offers to purchase, there will be a ranking of the offers based purely on price. This is done to give you some feedback on your offer in relation to the other offers and you will have an opportunity to revise your offer if you wish.



STEP FIVE

At the Set Date, should your offer be competitive, the agent will prepare an offer and acceptance contract for you to sign. This offer and acceptance will be presented to the Sellers for them to make their decision.

Recent Sales

	Address	Bed	Bath	Car	Size	Date	Price
1	9 Clipperton Court	4	2	1	560m2	4/8/25	\$730,000
2	59 Fairview Drive	4	2	2	621m2	25/8/25	\$730,500
3	42 Fairview Drive	4	2	2	619m2	9/9/25	\$758,000
4	6 Whitemoss Turn	4	2	2	587m2	10/6/25	\$805,500
5	11 Sellafield Bend	4	2	2	601m2	5/9/25	\$812,000
6	5 Yardarm Street	4	2	2	640m2	19/6/25	\$815,000



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