

1/46-48 Rutland Avenue, Lathlain, WA 6100



Sold Apartment

Wednesday, 11 October 2023

1/46-48 Rutland Avenue, Lathlain, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Apartment



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\$322,500

Looking for a gem apartment in a fabulous location with a private, cosy balcony? With views across the city plus views to Optus Stadium and The Crown, your living area and private balcony provide your perfect relaxation zone. This ground floor apartment has only one common wall and sits on the end of the complex providing peace and quiet to its new owner. Is this two bedroom apartment in Lathlain your starter home or investment property? Boasting an upgraded kitchen with free flowing dining and living area that spills onto the enclosed balcony area, you feel as though you are wrapped in your own comfortable cocoon. Step inside and discover light filled living with fresh surrounds of new wood look flooring and bright white paint, providing a blank canvas to add your own touch. The fresh, modern kitchen has bags of character and is designed to be super functional in a compact space. With electric cooking facilities and ample storage you won't want for more. The two queen sized bedrooms can be closed off from the kitchen and living areas providing privacy. The bathroom houses a bathtub with over bath shower and doubles as a laundry room with plenty of storage. Located in a secure complex with code entry and allocated parking for one car. Move in ready, the apartment has been updated and modernised in fresh white and neutral tones, allowing you to add your own style and make your mark with your furnishings. Own your piece of city fringe living and stop the rent cycle! **WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:** Ground floor, end apartment with only one common wall Private balcony overlooking the city and Crown Casino Open plan, living and dining Upgraded kitchen 2 spacious bedrooms Combined bathroom/laundry with a bathtub Separate wc Secure complex with code entry Allocated car bay **LOCATION** With the Gallipoli Street Local Centre revitalisation at the end of your street you will benefit from the local centre with upgraded local shops, new street furniture, a pavement mural and a micro park. This upgrade provides a strengthening community and business hub and along with the Lathlain Precinct Redevelopment Project this area will only continue to get stronger. Just a short distance from the Perth CBD, walking distance to public transport, access to all major roads and Crown Casino, Optus Stadium and the Victoria Park café strip all close to your doorstep, you will be superbly centrally located. Ensure that you add this apartment to your inspection list or contact Angie Taylor of Edison Property 0417946056 or angie@edisonproperty.com.au for further information. **ESTIMATED RENTAL RETURN** In the current market a rental return of approximately \$450+ per week is expected. This apartment is sold with vacant possession. **TITLE PARTICULARS:** Year Built: 1970 Lot Size: Apartment 65sqm incl balcony + exclusive use car bay 13.75sqm) Town of Victoria Park Council Rates: \$1,422.88 p/a approximately Water Service: \$875.95 p/a approximately Strata Levies: \$599.10 p/qtr (Admin \$494.25 + Reserve \$104.85)