

**110C Rutland Avenue, Lathlain, WA 6100**



**Townhouse For Sale**

Thursday, 30 May 2024

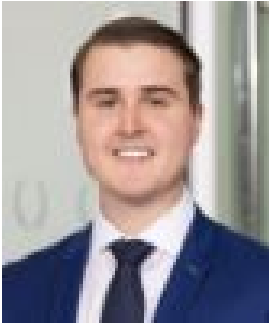
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**Bedrooms: 3**

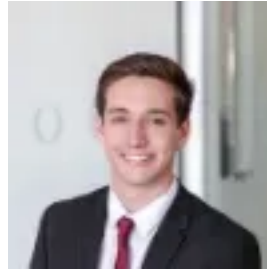
**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jack McDade  
0893618999



Jackson Halse  
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## Offers

Presenting 3-bedroom, 2.5- bathroom townhouse primely situated 5km from Perth's CBD, positioned at the rear of a private- gated complex, only a matter of minute's walk to the renowned Victoria Park restaurant strip. Spread over two storeys this convenient, stylish Plunkett built home is perfect for the investor looking to take advantage of the buoyant rental market with a secure \$720 per week lease or the first home buyers/professionals that love location...As you enter through the front door to the spacious lounge room greetings of timber flooring and set the standard and tone to this fine two storey residence. It's free flowing design leads onto to an open plan dining area adjacent to the spacious kitchen that is equipped with gas appliances, ample cupboard & countertop space. Equally inviting is the private, and fully covered, decked courtyard which caters well for all entertainment occasions. Spread over the top floor is a large master bedroom with personal en-suite and built-in robes. The additional two double sized bedrooms have built in wardrobes and are serviced by the central bathroom, complete with separate shower and bath facilities. With over 180m<sup>2</sup> of combined floor area this prospect boast's the spacious, townhouse lifestyle. Additional \* Very affordable levies of \$380.00 Per Quarter\* Upstairs evaporative air-conditioning\* New reverse cycle split system air-conditioning\* Newer hot water system.\* Secure garage plus extra parking provision (tandem)\* Low maintenance\* Laundry with separate 3rd toilet.\* NBN connection \* LProximity \* Minutes to the Albany Hwy Cafe strip\* 5km to the Perth CBD\* 5km to Curtin University\* 3km to Crown Entertainment Complex \* 8km to Perth Domestic & International AirportOpportunities to enter the Lathlain market are few and far between, Please do not hesitate to request an inspection time to view this property.

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