

**223/2 Rutland Avenue, Lathlain, WA 6100**



**Sold Apartment**

Monday, 14 August 2023

223/2 Rutland Avenue, Lathlain, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 102 m2**

**Type: Apartment**

**\$318,000**

Welcome to the epitome of comfortable living in Lathlain's prestigious Red Castle Complex. This beautifully presented one-bedroom, one-bathroom apartment offers a perfect blend of modern design, ample space, and an abundance of natural light. Whether you're a first-time buyer or a savvy investor, this is an opportunity you won't want to miss! This unrivaled location places you just moments away from Crown Perth, the majestic Swan River, and the magnificent Optus Stadium. Convenience is at your fingertips with easy access to the nearby Burswood train station, shopping havens, and a myriad of essential amenities. Here, you'll experience the best of contemporary living, mere steps away from the dazzling Perth City.

**FEATURES INCLUDE:-** Open plan kitchen/dining/living area- Central kitchen with stone bench tops and stainless steel appliances comprising of; induction cooktop, electric oven, rangehood & dishwasher plus double sinks & plenty of bench and pantry space- Large master bedroom with floor to ceiling built in robes- Light, bright & modern bathroom - Split system reverse cycle air conditioning- Built in European style laundry area- High ceilings throughout- Separate secure storeroom- One secure parking bay - Large Courtyard for entertaining - Fully equipped gym- Generous outdoor BBQ area on the top floor for entertaining- Secure complex with CCTV surveillance- Low maintenance and easy-care lifestyle living- NRAS (National Rental Affordability Scheme) credit and great tenant in place- Secure entry and intercom system for peace of mind- Ample visitor parking for friends and family- Spacious apartment with 102sqm of total space

**THE COMPLEX:-** Gym with views- Rooftop BBQ with panoramic views- Remote-controlled security gates- Secure lobby

Please note this apartment is currently leased at \$340 per week in the NRAS scheme on a periodic lease with great long term tenants which has many benefits to provide a huge tax-free top-up for each financial year for investors. For further information on this apartment, please contact Matt Brace on 0428 528 733.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.