

418/2 Rutland Avenue, Lathlain, WA 6100



**Sold Apartment**

Wednesday, 16 August 2023

418/2 Rutland Avenue, Lathlain, WA 6100

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$360,000**

Looking for a prime location in an unbeatable location? Look no further! We are delighted to present to you this exceptional one-bedroom prestigious Red Castle development unit nestled in the vibrant Burswood neighborhood. Boasting an enviable position just at the edge of the renowned Crown Entertainment precinct, the awesome Swan River, and the spectacular Optus Stadium, the unit offers an unparalleled lifestyle ideal for a first-time buyer, a savvy investor, or someone looking for the lock-and-leave lifestyle. With the nearby Burswood train station and easy access bus stops, commuting to work or exploring the city is a breeze. Enjoy quick and convenient access to all the major destinations in Perth, making your daily travels a seamless experience. Beyond the nearby amenities and attractions, this unit offers a host of essential amenities within easy reach, including schools, medical facilities and recreational activities nearby to keep you active and refreshed in your leisure time. Enjoy a lifestyle of convenience like never before. This modern and stylish unit offers a comfortable and convenient living space, complete with secured car park and access to a fully equipped gym. Property Features: • Built and completed by an award-winning builder, BGC Construction in 2016. • For the investors, this apartment is NRAS approved until 30 June 2025. In 2022/2023, the scheme pays eligible owner with \$11,168 tax free incentive and this incentive payment is subject to gradual increase each financial year until maturity. • Currently with NRAS approved tenant in place until 23 April 2024. • Floor: 51 sqm, Balcony: 10sqm, Store: 13sqm, Parking: 4 sqm, Total area: 78 sqm. • Open-plan kitchen, living and dining area for a contemporary feel. • One spacious master bedroom with built in robes. • Well-appointed kitchen with modern stainless-steel appliances and generous cabinet space for all your cooking needs. • High ceiling throughout and large windows with ample natural light. • Floorboards to living and carpet to bedroom. • Modern bathroom with sleek fixtures and fittings. • Built in laundry area with dryer included. • Private balcony for relaxation and fresh air.

• Reverse cycle air conditioning installed in the living area and bedroom. • German top brand instantaneous water heater system. • Gigabit NBN ready and video intercom access available. • Separate secured storeroom for private use. • One secured allocated parking and ample visitors' parking bays outside the Complex. Building Amenities: • Rooftop barbecue entertaining area with panoramic view. • Fully equipped gym. • Private landscaped gardens. • Quietly retire lounge or wi-fi areas. • Secured complex with CCTV surveillance round the clock. • Remote controlled traffic security gates and a secure lobby. Outgoings (approx.): • Strata: \$810 per quarter • Council: \$340 per quarter • Water: \$990 per year Don't miss this incredible opportunity to be part of the Red Castle Complex. Experience the epitome of luxury, convenience and style. Contact Oliver Ting today at 0422 333 737 or email [oliver@idealrealtywa.com.au](mailto:oliver@idealrealtywa.com.au) to make your enquiries or schedule a private viewing.

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.