

47/46-48 Rutland Avenue, Lathlain, WA 6100



Apartment For Sale

Friday, 10 May 2024

47/46-48 Rutland Avenue, Lathlain, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Apartment



Fulton Borthwick
0894737777

Expressions Of Interest

Been searching for a home that provides you with the pinnacle of low maintenance lifestyle living, stunning views, close to all the action and in a safe and secure environment? Your search is over. Welcome to 47/46-48 Rutland Avenue which offers all this plus so much more! Positioned on the very TOP floor of the iconic Parkhill Apartments is this gorgeous, "heat as a pin", apartment, offering not only panoramic vista of the hills but also capturing views of our beautiful Swan River, Perth City and Kings Park from the main balcony as well as sweeping Burswood and escarpment views from the entrance balcony. Just minutes to our world class Optus stadium - host to major sporting events and international artists, Mineral Resources Park - home to the West Coast Eagles, Crown complex, the renowned Victoria Park Albany Highway cafe strip, shopping centres, plus close proximity to Curtin University, Burswood train station, Swan River and the Perth CBD, makes this an unbeatable location. Get peace of mind within this secure complex offering an allocated car bay, key coded entry for both the unit and vehicle access parking (there is also ample visitor parking) as well as the ability to save time and money in such a convenient location just minutes to all the action. Features include: * Professionally managed strata complex * 2 spacious bedrooms both with built in robes - (master has triple robes) * Well-appointed bathroom - with bath and with combined laundry - how handy! * Functional kitchen with electric stove and ample bench and cupboard space * Open plan meals / family * Separate WC * Reverse cycle aircon * Ceiling fan in Family * Carpets throughout living areas * Security front door and security grill on kitchen window * NBN (FTTH) installed. The best connectivity! * Neighbours - only on one side! * Rental estimate: \$550pw to \$570pw Strata Particulars: * Admin: \$586.25pq | Sinking Fund: \$143.70pq * Water usage: (included in strata fees) * Electricity: billed separately by Strata Management Company * Total strata area: 65sqm approx * Parking: One exclusive use allocated car bay Outgoings: * Council rates: \$1,471.85 23/24 FY * Water rates: \$777.08 22/23 FY | 669.15 01/07/23 to 30/04/24 To avoid missing out call Fulton on 0481 19 44 39 today 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.