

**521/2 Rutland Avenue, Lathlain, WA 6100**

**slp.**

**Apartment For Sale**

Monday, 30 October 2023

521/2 Rutland Avenue, Lathlain, WA 6100

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 102 m2**

**Type: Apartment**



Sal Viljoen

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**open Saturday - please register for a time!**

Ready to move into! your search is over...- and the gym is on your floor - just one apartment away! Walk to Optus stadium and the Crown! Discover the ultimate urban lifestyle in this stylish and contemporary apartment, situated in the heart of Lathlain. Perfectly positioned in a well-maintained building, this stunning apartment offers the perfect balance of comfort and convenience. Boasting an open-plan layout and sleek modern finishes throughout, this is the epitome of sophisticated living. The gourmet kitchen features quality stainless steel appliances, stone benchtops, and ample storage space, making it the perfect space for entertaining guests. The spacious living and dining area is filled with natural light and flows seamlessly onto the private balcony, providing the perfect spot to relax and enjoy the beautiful views of the surrounding area. This apartment offers two generously sized bedrooms, both with built-in wardrobes, providing the perfect retreat for rest and relaxation. The luxurious bathroom features a large shower and plenty of storage space. Additional features include a secure car park, intercom access, and a communal gym - just down the corridor and a rooftop terrace with stunning city views, perfect for entertaining guests. Ideally located just moments from local cafes, restaurants, and shopping precincts. With easy access to public transport and major highways, commuting is a breeze. This is an excellent opportunity for both owner-occupiers and investors alike!

**Features:** Open-plan layout with modern finishes throughout  
Gourmet kitchen with stone benchtops and stainless steel appliances  
Dishwasher included  
Split system Air-conditioner in the living room and bedroom  
Two generously sized bedrooms with built-in wardrobes  
Private balcony with beautiful views  
Secure car park and intercom access  
Built 2017  
Communal rooftop terrace with stunning city views  
Convenient location close to local amenities and transport

**Benefits:** Stylish and contemporary living in a prime location  
Perfect for both owner-occupiers and investors  
Easy access to public transport and major highways  
Close to local cafes, restaurants, and shopping precincts  
Secure and convenient living with a range of features and benefits  
Communal rooftop terrace perfect for entertaining guests  
A luxurious retreat from the hustle and bustle of city life - just 6km away  
1.2 km walk to Burswood Resort Casino and Park  
1.5 km walk to Optus stadium  
10km to UWA  
12km to Kings Park  
17km to City beach  
21 km to Perth Airport

**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.