

**204/2 Rutland Ave, Lathlain, WA 6100**



**Apartment For Sale**

Wednesday, 10 July 2024

204/2 Rutland Ave, Lathlain, WA 6100

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Apartment**



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## Low \$ 500,000

Welcome to this stunning 2-bedroom, 2-bathroom apartment in the Red Castle complex. Perfectly positioned at the edge of the Crown Entertainment Precinct and near the serene Swan River, this apartment offers the ultimate blend of convenience. With the Burswood train station and the City's bus networks just a short stroll away, and Curtin University and the airport within 10km, this location is hard to beat. ideal for first home buyers looking for an excellent entry into the property market or for investors seeking a prime location with high rental demand. The apartment boasts an open plan living area that is bright and airy, featuring wooden flooring and high ceilings. Comfort is assured with split-system air conditioning in both the master bedroom and the living area. The spacious kitchen is equipped with stainless-steel appliances, including a dishwasher, perfect for culinary enthusiasts. The master bedroom features an ensuite and a walk-in wardrobe for ample storage. The second bedroom includes a study nook, ideal for working from home. A generous 14 sqm balcony provides ample space for entertaining and enjoying the outdoors. Parking and storage needs are well catered for with one allocated undercover parking bay and plenty of visitor parking. The apartment also includes a storeroom for additional convenience. Security is a priority in this well-maintained complex, ensuring peace of mind for residents. Living in the Red Castle complex means being within walking distance of Crown Perth, offering world-class entertainment and dining options. The Perth Airport is just a 12-minute drive away, making travel a breeze. Public transport is easily accessible with Burswood Train Station and local bus routes nearby. The Albany Highway Cafe strip offers a wide selection of dining options, and the apartment is conveniently close to major highways, including Great Eastern Highway, Graham Farmer Freeway, Albany Highway, Tonkin, and Leach Highways. Don't miss the opportunity!

**Key Features:**

- Spacious dining and living area with French windows.
- Split-system Air Conditioning
- Second bedroom with a study nook
- High ceilings and a generous sized of 14 sqm balconies for entertaining
- Residents only rooftop
- Visitors Parking conveniently located close to the entrance.

**Location:**

- Close proximity to Major Highways: Great Eastern Highway, Graham Farmer Freeway, Albany Highway, Tonkin, and Leach Highways for easy commuting.
- 280m to Burswood Train Station and local bus routes
- 850m to Crown Perth
- 2km to Victoria Park Cafe strip and restaurants
- 5.3km to Curtin University
- 8.5km to Perth Airport

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