



8/46-48 Rutland Avenue, Lathlain

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## City views & sunsets in prime location

Proudly presented by Jason Chan

**FOR SALE**

All offer presented

**AGENTS**

Jason Chan

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**AGENCY**

LJ Hooker Victoria Park | Belmont (WA)

(08) 9473 7777

Welcome to 8/46-48 Rutland Avenue - a perfectly presented city-fringe apartment where every day ends with a spectacular sunset. Sitting high in the complex, this immaculate home captures sweeping views of the Perth skyline and offers unbeatable convenience just minutes from the CBD.

### Step Inside

Be welcomed by a light-filled open-plan living and dining area, framed by your private balcony. The star attraction? Uninterrupted city views that light up at night - the ideal spot for morning coffees or evening wines as the sun sets. For added comfort and peace of mind, the balcony is fitted with a roller shutter, offering shade, privacy, and security.

The stylish touch of a beautiful crystal chandelier adds a hint of luxury to the space, while the neat, well-maintained kitchen provides ample storage and bench space for easy everyday cooking.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## Rest & Refresh

Two generous bedrooms offer comfortable retreats. The combined bathroom and laundry are spotless and functional, making great use of space. This is truly a move-in ready home with nothing to spend.

## Lifestyle & Location

Set in a secure, well-managed complex with gated parking, this home is all about low-maintenance living and high-quality lifestyle. Just a short stroll to Victoria Park Train Station, and minutes from Optus Stadium, Crown, the Swan River, and the buzzing Vic Park cafe strip - your options for dining, shopping, and entertainment are endless.

From your balcony, you can not only soak in the breathtaking skyline but also enjoy a nightly light show from the iconic Boorloo Bridge, as it illuminates the Perth night in ever-changing colours - a dazzling backdrop to your evening unwind.

With the CBD only minutes away by train or car, this is the ultimate blend of comfort and convenience - perfect for first-home buyers, downsizers, and savvy investors alike.

## The Property & What We Love

- Built Year 1970
- 2 Bedrooms | 1 Bathroom | 1 Secure Car Bay
- Panoramic Perth City Views & Stunning Sunsets
- Private balcony with roller shutter
- Elegant crystal chandelier feature
- NBN (FTTH) installed for the best connectivity
- Secure gated complex with allocated parking
- Walk to Victoria Park Train Station
- Minutes to CBD, Optus Stadium, Crown & Swan River
- Lock-up-and-leave convenience

## Investment Appeal

- Rental Estimate: \$550 - \$600 per week
- Strong rental demand in city-fringe location

## Outgoings

- Council Rates: Approx. \$1,592.98 (FY 25/26)
- Water Rates: Approx. \$821.41 (FY 24/25)
- Strata Levies: Admin Fee \$494.30 + Sinking Fund \$104.85 per quarter = \$599.15 per quarter

For more information or to arrange a viewing, please call or text Jason Chan on 0422 171 869.

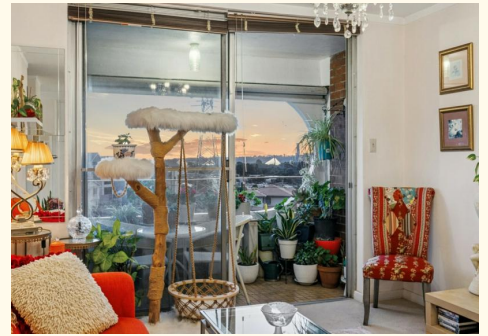
- \*Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.\*\*

## MORE DETAILS

Property ID 5G9PFFB  
Property Type Apartment  
Including Balcony  
City Views  
Close to Schools  
Close to Shops  
Close to Transport

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