

## Lathlain, 41/46-48 Rutland Avenue

A Top-Tier Lifestyle ( Home Open Cancel - Under Offer before Home Open )

Welcome to Unit 41/46-48 Rutland Avenue, Lathlain, WA 6100

Imagine waking up to the stunning views of Victoria Park. Located on the 6th floor of the iconic Parkhill Apartments, this beautifully maintained 2-bedroom, 1-bathroom apartment boasts wide-ranging vistas and breathtaking views of the Swan River, Perth City, and Kings Park. Additionally, you can enjoy sweeping views of Burswood and the escarpment from the entrance balcony.

This unbeatable location is just minutes away from Optus Stadium, Mineral Resources Park, the Crown complex, Victoria Park Albany Highway cafe strip, shopping centers, Curtin University, Victoria Park & Burswood train stations, the Swan River, and the Perth CBD.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5ENTFFB](http://ljhooker.com.au/5ENTFFB)

**Contact**  
**Jason Chan**  
0422 171 869  
[jason.chan@ljhvicpark.com.au](mailto:jason.chan@ljhvicpark.com.au)



**Disclaimer:** 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 Victoria Park | Belmont (WA)**  
**(08) 9473 7777**

Enjoy peace of mind within this secure complex, which offers an allocated car bay, key-coded entry for both the unit and vehicle access parking, and ample visitor parking. Save time and money living in such a convenient location, close to all the action.

### The Home & What We Love:

- \* Awesome lifestyle in an exceptional location
- \* Low maintenance with professional strata management
- \* Well-appointed bathroom with a bath and combined laundry
- \* Functional kitchen with electric stove, ample bench, and cupboard space
- \* Open plan meals/family area
- \* Reverse cycle air conditioning in the family area
- \* NBN (FTTH) installed for the best connectivity
- \* Only one neighboring unit
- \* Parking: One exclusive use allocated car bay
- \* Rental estimate: \$520 to \$540 per week, making this property a smart investment
- \* Currently tenanted until 19 August 2024 at \$450 per week

### Outgoings:

- \* Council rates: Approx. \$1,437.39 (FY 23/24)
- \* Water rates: Approx. \$848.23 (FY 23/24)
- \* Strata: Admin Fee: \$586.25 + Sinking Fund: \$143.7 per quarter
- \* Water usage: Included in strata fees
- \* Electricity: Billed separately by Strata Management Company

Opportunities like this, nestled in coveted locations, are truly rare gems. An inspection is guaranteed to leave you in awe, so don't hesitate to seize this incredible chance before it vanishes. For further information or to explore this home firsthand, contact the listing agent, Jason Chan, via call or text at 0422 171 869. Your dream home awaits, ready to welcome you with open arms.

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 conduct their own investigations.

## More About this Property

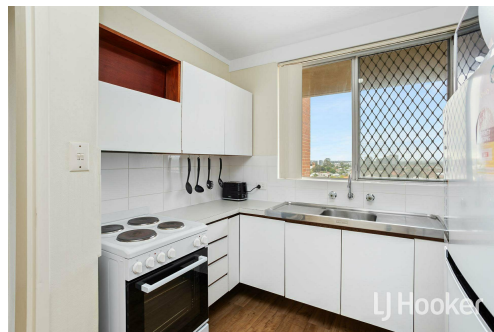
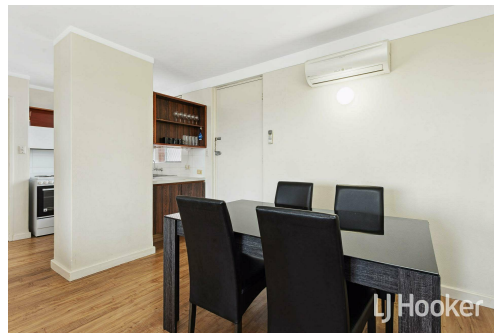
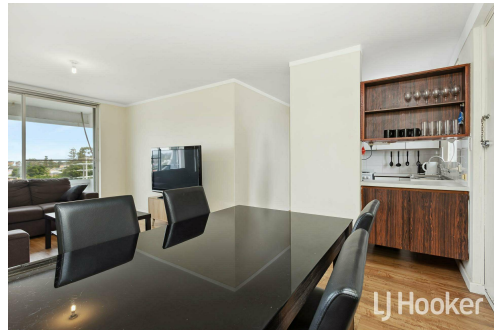
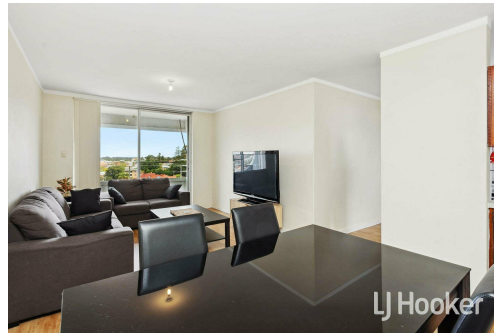
Property ID	5ENTFFB
Property Type	Apartment

**Jason Chan 0422 171 869**  
Sales Consultant | [jason.chan@ljhvicpark.com.au](mailto:jason.chan@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**  
288 Albany Highway, VICTORIA PARK WA 6100  
[victoriapark-belmontwa.ljhooker.com.au](mailto:victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



**Disclaimer:** 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 Victoria Park | Belmont (WA) (08) 9473 7777**