



Lathlain, 122 Rutland Avenue

YOUR FUTURE HOME IS CALLING!

Proudly Presented by Edward Lim

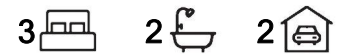
Whether you're starting fresh or looking to scale down, this charming gem has everything you need to feel right at home. With three cosy bedrooms, two sleek bathrooms and a spacious open-plan living area, this haven is designed to wrap you in comfort. The new plush carpet guides you through a layout that feels like a warm embrace.

Get ready to unleash your inner master chef in a kitchen that's practically begging for your culinary magic! With modern gadgets and plenty of space to prep and play, it's the perfect setting for cooking up mouthwatering meals. And when it's time to entertain, the roomy dining area makes hosting an absolute breeze.

Retreat to the master suite, where relaxation and luxury meet. Tucked away for maximum privacy, it features a sleek ensuite and walk-in robe for all your essentials. Bedrooms 2 and



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.



For Sale
****MULTIPLE OFFERS RECEIVED!**

View
ljhooker.com.au/5FCEFFB

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LJ Hooker Victoria Park | Belmont
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3? They're spacious getaways too, offering plenty of room to unwind.

At the side of the house, you'll find an extra retreat, ideal for kicking back with a good book or sipping coffee while enjoying the views of your low-maintenance outdoor sanctuary. This extra space is perfect for those quiet moments of peace.

Constructed from double brick, this well-loved home is ready to be the setting for your next chapter. It's a place where memories are made and new adventures begin.

Living here means being at the heart of all the action. You'll be just moments away from trendy bars, delicious restaurants, boutique shops, gyms, lush parks, and the stunning Swan River. Plus, with Victoria Park Train Station nearby and buses to the city, getting around couldn't be easier!

The Property & What We Love?!

- * Exceptionally Located
- * What a Lifestyle!
- * Built Year: 2010 | Strata Block Size: 242sqm, Build Up: App. 137sqm
- * Standalone property
- * Double lock up garage, great storage
- * Quality fittings and fixtures throughout
- * NBN Ready (FTTP)
- * Estimated rental return \$790-\$810/wk

Outgoings:

Council Rates: app. \$1831.45 (FY 24-25)

Water Rates: app. \$1040.52 (FY 23-24)

This opportunity is too good to pass up. Schedule your peek inside today and step into the lifestyle you've always dreamed of! Reach out to Edward Lim at 0408 929 655 to get all the details or snag a viewing.

* 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 About this Property

Property ID	5FCEFFB
Property Type	House
Land Area	242 m ²
Including	Toilets (2)

Edward Lim 0408 929 655

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