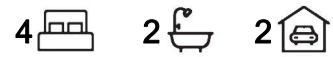




Lathlain, 78 Rutland Avenue

A warm, welcoming family haven in leafy Lathlain



Proudly Presented by Fulton Borthwick

For Sale
Please Call

If you're looking for the perfect place to call home - whether you're downsizing without compromising on space or seeking a charming, secure family sanctuary close to the city - your search ends here.

View
ljhooker.com.au/5G7CFFB

Welcome to 78 Rutland Avenue, Lathlain. Nestled on a generous 526sqm green-titled block, this beautifully maintained 4-bedroom, 2-bathroom home offers a lifestyle of ease, comfort, and outstanding convenience - all just 5km from the Perth CBD.

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@ljhvicpark.com.au

From the moment you arrive, you'll appreciate the warmth of this home. Floating timber floors flow throughout the living areas, while a neutral colour palate provides a bright, welcoming feel.



**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

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.

The Heart of the Home

The open-plan modern galley-style kitchen is designed for both the passionate cook and the entertainer. With stainless steel Fisher & Paykel cooktop, oven, rangehood and dishwasher, a double fridge recess, ample storage, and a grand granite island bench, it seamlessly integrates with the family area - perfect for hosting and everyday living.

Adjacent to the kitchen, a generous lounge and dining area offers plenty of room for relaxing or gathering with loved ones.

A Backyard to Enjoy Year-Round

Step outside to a paved alfresco under cover, ideal for a morning coffee or evening wine. Let the kids roam in the garden oasis, while you pick fruit from your own mini orchard. The layout is smart and secure - ideal for families or downsizers wanting to enjoy the outdoors with minimal maintenance.

Space & Functionality

- * The master bedroom is spacious and indulgent, complete with custom walk-in robes and a luxe ensuite featuring floor-to-ceiling tiles.
- * The 4th bedroom (with French doors) offers flexibility perfect as a home office /study, nursery, or creative space.
- * Two further good-sized bedrooms and a well-appointed family bathroom with spa bath with full tiling complete the accommodation wing.

Prime Location, Superb Lifestyle

- * Walk to Victoria Park train station, Mineral Resources Park, and trendy cafés
- * Close to Crown Perth, Optus Stadium, schools, shopping centres, and the Vic Park dining precinct.
- * Excellent public transport and road connections make commuting a breeze.

Value-Adding Extras

- * 1.5kW solar system - save on power bills
- * Ducted Cool Breeze evaporative cooling + 2 reverse-cycle split systems.
- * Double remote garage with shoppers' entry and storage/workshop space
- * LED lighting in main living zones
- * Security screens and lighting for peace of mind
- * Landscaped gardens with reticulation
- * Garden shed, ornate fittings, and a large laundry with storage.
- * Vulcan Freeloader gas HWS

Outgoings:

- * Water Rates: \$1,395.48 (FY 24/25)
- * Council Rates: \$2,323.49 (FY 24/25)

Four-bedroom homes in Lathlain are rare-Don't miss this!

With Lathlain's growing popularity and the home of the West Coast Eagles' nearby, demand for quality homes in this location is only increasing.



**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

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.

Don't delay. Arrange your inspection today and experience the warmth, flow, and value of this exceptional home firsthand.

** 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	5G7CFFB
Property Type	House
Land Area	526 m2
Including	Ensuite Air Conditioning Ducted Cooling Evaporative Cooling Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Solar Panels Close to Schools Close to Shops Close to Transport

Fulton Borthwick 0481 194 439
Sales Consultant | fultonborthwick@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au | 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**