



# Lathlain, 40/46-48 Rutland Avenue

For Your Eyes Only

2 1 1

Welcome, agent. Your next mission: secure an exclusive residence in the heart of Lathlain with an uninterrupted City and River view, even MI6 would approve.

This top-tier hideout offers two bedrooms and good size living and kitchen. For those who appreciate the finer things in life-be it a vodka martini (shaken, not stirred) you'll love evenings on your balcony watching Perth light up, especially the Matagarup Bridge.

Positioned within striking distance of the CBD and Crown Perth, this property is prime for investors and first home buyers alike.

Your orders are clear: Act fast. Disappear into a clever property purchase.

What we love:

**For Sale**  
\$375,000

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**View**  
[ljhooker.com.au/3SE0FGJ](http://ljhooker.com.au/3SE0FGJ)

**Contact**  
**Katie Lawley**  
0448 682 624  
[katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)



**LJ Hooker City Residential**  
(08) 9325 0700

**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.



- \* Striking city and river views
- \* Living and space for dining
- \* Good size kitchen with ample storage
- \* Good size bedrooms
- \* Leased to June 2025 for \$425 per week
- \* Scope for refurb and value add

Rates:

Council - \$1,581.66 p.a.

Water - \$821.39 p.a.

Strata - Admin - \$496.65 p/qtr. Reserve - \$105.35 p/qtr.

## More About this Property

Property ID	3SE0FGJ
Property Type	Unit
Including	Air Conditioning Balcony Built-in-Robes

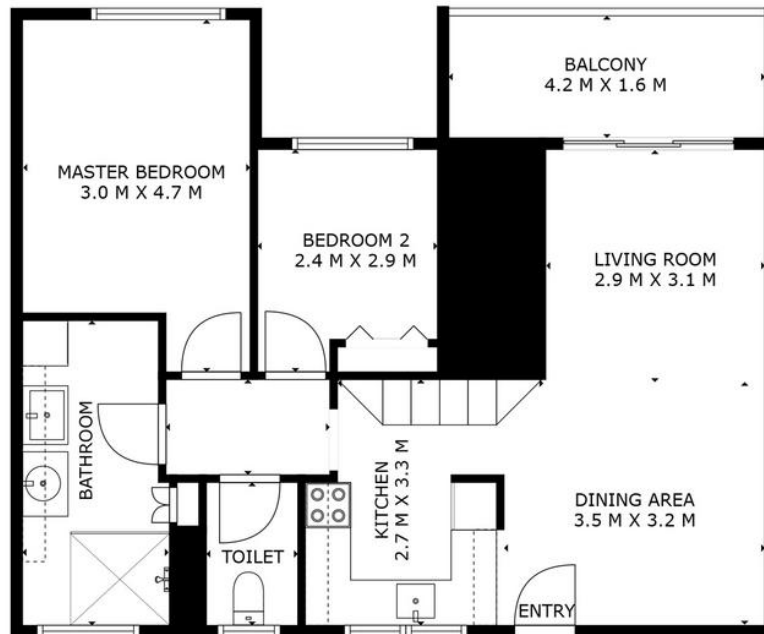
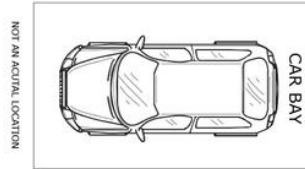
**Katie Lawley 0448 682 624**  
Sales Executive | [katie.lawley@ljhooker.com.au](mailto:katie.lawley@ljhooker.com.au)

**LJ Hooker City Residential (08) 9325 0700**  
Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](mailto:cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



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*Approximate Areas*  
Internal Living 67m<sup>2</sup>  
Balcony 7m<sup>2</sup>



40/46 Rutland Avenue, Lathlain

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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