

78 Rutland Ave, Lathlain, WA 6100

Leased - \$500

House 3 2 2



Modern Lathlain Home *APPLICATION PENDING*

Perfectly located within 5 minutes to the CBD, key arterial road access ways, Crown Casino, shops, schools, the vibrant Victoria Park cafe and restaurant strip, and not forgetting the close proximity to the Lathlain railway station, you literally could throw away the keys to your car and save \$\$\$ by commuting to the city via train.

Open for Inspection

By Appointment.

As you enter, you will be greeted by the warmth of floating timber floors which are throughout the living areas. On the right is the study room which can be used as a 4th bedroom if you wish. To the left is the spacious master bedroom with walk in and custom-built robes. The en-suite is luxurious with a beautiful bath to soak those tired limbs and floor to ceiling tiles for that extra touch of extravagance.

Running off a super-sized lounge / dining, is a fully optioned modern galley styled kitchen that boasts stainless steel cooking appliances, double fridge recess and plenty of cupboard and bench space. The huge granite island bench top is ideal for food preparation whilst entertaining, with the family forming part of this space.

Opening from the family is a very well designed backyard comprising a paved courtyard area with a covered patio, whilst you watch the kids play.

The two other good sized bedrooms and laundry flow on from the meals area and are serviced by a separate bathroom again with floor to ceiling tiles.

Key Features:

- * Fully ducted evaporative and 2 x split reverse cycle aircons for your comfort
- * 1.5kw solar panels to save on those bills
- * Freshly painted throughout
- * Double remote-controlled garage with access to the house and with ample storage space
- * Great outdoor paved alfresco area and space for kids to play
- * Alarm system
- * Roller shutter
- * Security lights back and front
- * Security screen on all sliders and front door

- Sorry, no pets

Unfurnished

Listed By

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