

Leased



104, 2 Rutland Avenue, Lathlain

#### TYPE 1 (2BED + 2BATH)

LIVING	68m <sup>2</sup>
BALCONY 1	13m <sup>2</sup>
BALCONY 2	2m <sup>2</sup>
STORE	4m <sup>2</sup>
CARBAY	13m <sup>2</sup>
TOTAL AREA	100m <sup>2</sup>



## NRAS - Outstanding Ground Floor Apartment

**\*\*This property is available to rent under the National Rental Affordability Scheme (NRAS)\*\***

**\*\*Conditions do apply to rent a National Rental Affordability Scheme (NRAS) property\*\***

**\*\*Please ensure you meet the NRAS tenant income eligibility prior to viewing and/or applying for this property. Please refer to the link below advising current income limits\*\***

<https://www.dss.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/national-rental-affordability-scheme-nras-household-income-indexation>

UNFURNISHED: 2 Bedroom Ground Floor Apartment in the Heart of the New Entertainment Capital of Perth. Close to Perth International Airport, this development offers the best in contemporary living on the steps of our beautiful City. At the edge of the Crown Entertainment Precinct by the beautiful Swan River that flows through Perth. So, if it's the excitement you seek then the world-class facilities of the Crown Entertainment Complex with its shows, restaurants, and bars are just a short, safe walk away. Stroll along the foreshore, fish, paddle, or ski the quiet water, ride the cycle path to the City and enjoy the many sporting and recreation facilities in the area.

Exercise in the fully equipped gym, relax away from the crowd in the private landscaped gardens or quietly retire in its lounge or wi-fi areas. There are

2 2 1 100 m2

<b>Price</b>	\$424 per week
<b>Property Type</b>	Rental
<b>Property ID</b>	64
<b>Land Area</b>	100 m2
<b>Floor Area</b>	67 m2

#### Agent Details

Tuscany Euphemie - 0487937855

#### Office Details

Kim Turner Real Estate  
0423 089 439

remote-controlled traffic security gates and a secure lobby and entries which lead to innovative floor plans that maximize space. A unique feature is the residents-only rooftop entertaining area which affords panoramic views of the City, the Swan River, and the hills.

Features Include:

- Modern security complex with vogue entry foyers.
- Top-quality timber flooring to the main living areas.
- High ceilings, downlights & double-glazed windows.
- Quality kitchen with stone benchtops & glass splash backs.
- Stainless steel appliances plus heaps of cupboard space.
- Reverse cycle split air conditioning & entry intercom.
- Two double size bedrooms with plenty of robe space.
- Two well-appointed bathrooms with stone bench top.
- Spacious courtyard.
- Allocated security parking plus plenty of visitor parking.
- Storeroom.

12 month lease preferred.

**\*\*Please note: the property is not furnished and furniture seen in photos is for display purposes only. \*\***

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*