

**10/55 Florrie Street, Lutwyche, Qld 4030**



**Townhouse For Sale**

Wednesday, 12 June 2024

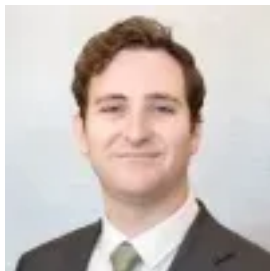
10/55 Florrie Street, Lutwyche, Qld 4030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Ethan Varfis  
0732561600

**\$769,000**

\* Strata: \$1,266.05 per quarter\* Council: \$386.25 per quarter (Owner Occupier)\* Urban Utilities: \$227.1 per quarter\* Sinking Fund Balance: \$60,202.69 as of 31/01/24\* Rental Estimate: \$700-\$750 per week

Boasting a private courtyard, an intelligent layout, and city views from the main bedroom, this fantastic residence will exceed expectations. Freshly painted and lovingly maintained, this property is ready for the next owners to move straight in. The wrap-around yard is great for kids and pets, offering ample space for outdoor activities and relaxation. Situated in a small complex that has been recently painted, this townhouse also features a private lock-up garage, providing secure parking and extra storage space. Enjoy the benefits of inner city living, with easy access to all amenities and entertainment options. Whether you're professionals wanting to remain close to the city or a young family seeking to enjoy the great schools, this property is perfect for you. Don't miss out on the opportunity to own this exceptional townhouse that combines comfort, convenience, and style. Contact us today to arrange a viewing!

**Snapshot of Features:** Downstairs- Designated lounge area, carpeted and with an air conditioner- Well-equipped kitchen with dishwasher, oven, electric stovetop, rangehood and ample cabinetry- Separate tiled dining area, with air conditioner, and flows out to the back landing- Wrap around back yard perfect for children and/or pets- Laundry area- Powder room- Large garage with remote door and charging station for electric vehicles

**Upstairs-** Large main bedroom with air conditioner, walk-in-wardrobe, ensuite, private balcony and city views- Second and third bedrooms have a northerly aspect, built in wardrobes and ceiling fans- Main bathroom has shower over bath- Separate toilet

**Additional Features-** Freshly painted throughout- Plenty of outdoor space- Additional street parking- Convenient location near parks, shops, transport.- In catchment for Woolloowin State School and Kedron State High School. It occupies a prime location in the heart of the inner north, within walking distance to Lutwyche Shopping Centre, a variety of shops, cafes, gyms, Albion train station, Lutwyche Bus Terminal, and the Royal Brisbane and Women's Hospital, which is only a short drive away. Take a leisurely stroll to Kedron Brook and its accompanying bikeway, providing a serene escape for walking or biking. Immerse yourself in the natural beauty and tranquillity along this scenic pathway. Falling within the Windsor State School and Kedron State High School catchment areas, this marvellous property is also a short distance from Arethusa College, Saint Mary of the Cross Catholic Primary School and Holy Cross Primary School. **Call NOW !!**

\*Please note we are experiencing a large number of buyer enquiries at the moment, and therefore enquiries with phone numbers and email addresses are prioritised over enquiries with email addresses only.\*Call Now to secure this incredible opportunity

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