2/25 Colton Avenue, Lutwyche, Qld 4030
Sold Unit

Wednesday, 11 October 2023

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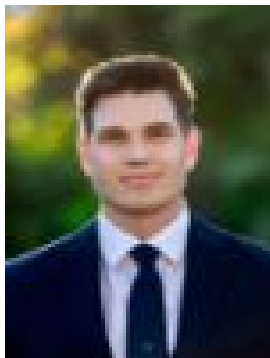
Bedrooms: 1	**Bathrooms: 1**	**Parkings: 1**	**Area: 67 m2**	**Type: Unit**

Nicholas McLauchlan
0456783837

$410,000

Nestled in on the side of the complex this light and airy unit is ideal for the first home buyer or the astute investor. Boasting a modern kitchen, a generously sized bedroom with a walk-in robe, and an inviting open living area that leads to a private terrace. Situated in a secure complex, it also comes with a dedicated car space.The property is being offered VACANT, providing the flexibility to either move in or lease it out to new tenants of your preference. This presents an excellent opportunity for both owner-occupiers and investors aiming to take advantage of the surging apartment market.INSPECTION IS A MUST!Property Features:Modern kitchen with stainless steel appliances and dishwasher.Airconditioned open plan living/ dining areaOutdoor terrace Large bedroom with walk in wardrobe with air conditioning and ceiling fanWell-designed bathroomInternal laundrySingle secure car accommodation with storagePrivate and secure building entranceNBN ready connectionPet friendly complexVisitor parkingStylish and well kept buildingFurther Information:Rental Appraisal: $450 - $470 per week.Water: $250 per quarter approx.Brisbane City Council rates: $835 per annum approx.Body Corporate Repayments: $980 per quarter approx.Location:Brisbane CBD - 6km awayBrisbane Airport - 9km awayWooloowin State School - 0.12km awayKedron State High School - 0.5km awayLutwyche shopping precinct - 0.5km awayWooloowin Train Station - 1.1km awayThis property is just moments from the Lutwyche Shopping Centre, Kedron Brook bikeway and Lutwyche Busway Station. It also has easy access to the major arterial roads linking the Sunshine and Gold Coasts and the Airport Link.Don't risk missing out on this fantastic opportunity, this unit will be SOLD! The owners are committed to selling and will be considering all offers.