

**2/59 Lamington Ave, Lutwyche, Qld 4030**



**Sold Apartment**

Saturday, 24 February 2024

2/59 Lamington Ave, Lutwyche, Qld 4030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 102 m2**

**Type: Apartment**



**Brett Gillespie**

1300004663

**\$497,000**

Clydesdale Property Group is excited to bring to the market, this well-positioned two-bedroom unit located in a small boutique complex in the popular and convenient suburb of Lutwyche. Perfect for first home buyers looking to get into the market and wanting to put their own touch on the property, or the savvy property investor looking for solid returns with low body corporate levies, this unit certainly fits the bill. The owner has already started the hard work for you, with a stylish renovation of the kitchen, turning it into a large entertainer's hub complete with an eat-in island bench and plenty of preparation and storage space, as well as timber flooring in the kitchen and living areas. The living room has plenty of space and natural light, with direct access to the full width north-east facing balcony, as well as a large split-system air-conditioning unit. The two well-sized bedrooms are tucked away down the hallway, with the master bedroom featuring air-conditioning, ceiling fan and built-ins with plenty of space to accommodate a king bed. The second bedroom is also well-proportioned and is a private and cosy space to retreat to. Both bedrooms are serviced by the family bathroom with a bathtub, large vanity as well as separate toilet. The property is currently tenanted by fantastic long-term tenants paying \$440 per week until June 2024 and has been appraised for rent between \$470 - \$490 per week. Features of 2/59 Lamington Avenue include:-  
- Modern renovated entertainer's kitchen with island bench and modern appliances  
- Bright living room with balcony access and air-conditioning  
- North-east facing balcony  
- Two well-proportioned bedrooms  
- Master bedroom with air-conditioning and built-ins  
- Family bathroom with bath  
- Separate toilet  
- Secure lock up garage with laundry  
- Small, low maintenance complex with active body corporate committee  
- Minutes to public transport links and arterial connections north and south  
- Under 1.5km to local primary and high schools  
This property presents a fantastic opportunity for a new owner to make it their own and reap the benefits of the work already completed at the property. Please contact Brett Gillespie on 0478 709 502 for further information or to arrange an inspection. \*\*Body Corporate Levies - approx. \$1200 per quarter