

**24/25 Colton Avenue, Lutwyche, Qld 4030**

**Unit For Sale**

Tuesday, 28 May 2024

24/25 Colton Avenue, Lutwyche, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Tamara Gannon  
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## FOR SALE

Discover the epitome of modern convenience and lifestyle in this stylish 2-bedroom, 2-bathroom apartment nestled in the heart of Lutwyche. 24/25 Colton Avenue presents an unparalleled urban sanctuary for those seeking the perfect blend of comfort, connectivity, and leisure. 24/25 Colton Avenue offers a prime position in the vibrant suburb of Lutwyche, where everyday essentials and city luxuries converge seamlessly. Stroll to the nearby Kedron Brook Busway and effortlessly access Brisbane's CBD just 5km away. Enjoy swift commutes via the Airport Link Tunnel or explore the scenic Kedron Brook Bikeway, parklands, and walking paths just moments from your doorstep. Lutwyche Village, a mere 950m away, caters to all your daily needs with Coles, Woolworths, a gym, pool, and a diverse array of shops. The Woolloowin Train Station is within easy reach (1.5km) and Westfield Chermside is just a short 4km drive, providing endless options for shopping and entertainment. Families will appreciate the catchment zone to schools, including Woolloowin State School and Kedron State High School.

The Home - Step inside this light-filled apartment and be greeted by a welcoming hallway that guides you toward the heart of the home. Ahead, the open-plan living and dining area unfolds, creating a seamless space that flows effortlessly onto a private 21sqm terrace/balcony overlooking the Kedron Brook. Envision hosting sunset cocktails or intimate gatherings on this charming outdoor oasis. The modern kitchen boasts sleek stone benchtops, a dishwasher, and ample storage space for the culinary enthusiast. Both bedrooms offer comfortable retreats, with the master suite featuring a walk-in robe and an elegant ensuite. The second bedroom is fitted with a built-in robe, ensuring ample storage for all your belongings. An internal laundry with a dryer adds to the convenience of this well-appointed apartment. Additional comforts include ceiling fans in both bedrooms, air-conditioning in the master bedroom, and secure intercom entry for peace of mind. Your vehicle will be safely housed in the secure, remote underground car park.

Features of 24/25 Colton Avenue:

- 2 bedrooms, master with walk-in robe and ensuite
- 2 modern bathrooms
- 1 secure car space in underground car park
- 21sqm private terrace/balcony for outdoor entertaining
- Open-plan living/dining with seamless indoor-outdoor flow
- Modern kitchen with stone benchtops and dishwasher
- Internal laundry with dryer
- Ceiling fans in both bedrooms, air-conditioning in master
- Secure intercom entry for added security
- Prime location near transport, shops, schools, and parklands

Seize this incredible opportunity to secure your urban haven in one of Brisbane's most sought-after suburbs. Call the Tamara Gannon team now on 0457 299 689 to arrange your inspection today.

Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.