

34/9 Fuller Street, Lutwyche, Qld 4030



Townhouse For Sale

Wednesday, 3 April 2024

34/9 Fuller Street, Lutwyche, Qld 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$695,000

* Strata: \$1,016.59 per quarter* Council: \$480.95 per quarter (Investor)* Urban Utilities: \$198 per quarter* Sinking Fund Balance: \$106,710.33* Rental Estimate: \$630-\$650 per week

With its beach-shack inspired design and a lush rainforest-like courtyard, this home offers a refreshing escape from the urban hustle while being conveniently close to Brisbane City. The fresh colour scheme and additional features promise a truly special living experience. This is must-see for anyone looking for something different and extraordinary in their living space. Further highlights of this property are its remarkable design, featuring a generously proportioned open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces. This creates a flowing layout that extends to a private courtyard, filling the apartment with natural light and fresh air. The spacious garage not only accommodates vehicles but also offers ample additional space and a dedicated storage area, providing versatility for storage, workshops, and various other uses. Situated in a beautifully landscaped complex with abundant greenery, the townhouse offers a serene and quiet atmosphere. Residents can take advantage of amenities such as a pool and BBQ area, enhancing the overall living experience. Ample visitor parking is available, adding convenience for guests. The on-site manager's commitment to maintaining a warm and welcoming community further contributes to the appeal of this property. Overall, this multi-story townhouse combines modern comfort with practical versatility, providing an excellent opportunity for a delightful living experience in a well-maintained and amenity-rich community. Conveniently situated, the townhouse is a mere one-minute walk from WA Jolly Park and a short 10-minute drive to the city centre. 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. In summary, this townhouse offers well-maintained living spaces with an excellent blend of indoor and outdoor areas. Its prime location ensures easy access to both recreational and essential amenities, making it an appealing property choice for investors or owner-occupiers. This property is an ideal selection for those seeking the convenience of city living while enjoying the serenity of a quiet environment, offering the best of both worlds.

Snapshot of Features:- Seamless open-plan layout for kitchen, dining, lounge.- Lounge room has both a fan and air conditioner and opens up to a private courtyard- Beautiful rainforest courtyard- Large garage with high ceilings, alcove for workshop and remote door- Additional exclusive use car space- Plenty of additional storage with extra storage room downstairs- Wooden floorboards in living areas with vinyl floorboards in the bedrooms- Freshly painted throughout- Well-equipped kitchen with dishwasher, oven, ample storage and new stovetop and rangehood- Main bedroom has air conditioner, fan, ensuite and built-in wardrobes.- Second bedroom has fan and built-in wardrobes.- Main bathroom: shower over bath, skylight and internal laundry.- Complex amenities: pool, BBQ area and visitor parking.- Convenient location near parks, shops, transport.- In catchment for Windsor State School and Kedron State High School.- Access to outdoor activities and nature including the tranquil Kedron Brook

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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