

**396 Lutwyche Road, Windsor, Qld 4030**

Place. **P**

**Block Of Units For Sale**

Thursday, 14 March 2024

396 Lutwyche Road, Windsor, Qld 4030

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 7**

**Area: 862 m2**

**Type: Block Of Units**



Savva Koulouris  
0431208199



Michael Garcia  
0434887987

## Price By Negotiation

Offering an outstanding investment opportunity, this fully tenanted four-unit complex occupies a superb 862sqm site just 5km from the CBD. Featuring 4x two-bed, one-bath, one-car units on the doorstep of transport, shops and schools, the building boasts a prime position and high rental returns. Well-maintained, each unit has been updated with stylish floorboards or new carpet and includes a private courtyard, generous living area, functional kitchen with a dishwasher, and an internal laundry. With strong rental yields, investors can continue leasing the building and landbank as their superannuation policy. Zoned LMR2 (Low Medium Density Residential), there is also fantastic potential to redevelop with a new complex or subdivision. \*Property highlights include:- Fully tenanted unit complex on 862sqm 5km from the CBD- Zoned LMR2 (Low Medium Density Residential)- Continue to rent out or opportunity to redevelop\*- 4x 2-bed, 1-bath, 1-carport units, each with a private courtyard- All units feature kitchens with dishwashers and internal laundries. In an excellent transport corridor, this property is 350m to the Northern Busway, 1km to Albion train station, close to the Airport Link Tunnel, 16 minutes to Brisbane Airport and 13 minutes to the CBD. Market Central Shopping Centre is 650m away, featuring Coles, Woolworths, Aldi, shops, gyms, eateries and a pharmacy. Just 5 minutes from QUT Kelvin Grove and RBWH, moments from private colleges, and within the Windsor State School and Kedron State High School catchments, this city fringe position offers lifestyle convenience. \*Subject to council approval. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.