

**45/20-24 Colton Avenue, Lutwyche, Qld 4030**



**Sold Unit**

Wednesday, 20 March 2024

45/20-24 Colton Avenue, Lutwyche, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Unit**



Crystal McHenry

0423467371

**\$620,000**

Welcome to modern, practical living at its finest! Nestled close to the picturesque Kedron Brook, this stylish 2-bedroom, North facing apartment offers a serene escape. This property has location and convenience all wrapped up into one package. You will find everything you need all within walking distance including restaurants, cafes, Lutwyche Shopping Centre, Kedron Brook bikeway and Kedron Busway. Highlights: + Covered Alfresco: Enjoy seamless indoor-outdoor living with a covered alfresco area, perfect for relaxation and entertaining. + Convenience: Just minutes away from everything Lutwyche has to offer, including the Kedron Brook Busway, Royal Brisbane Hospital, and direct access to Brisbane airport via Airport Link Tunnel. + Investment Opportunity: Don't miss out on this terrific investment opportunity in a rising inner-city suburb with great value now and into the future. Features: + Privately situated on the 4th floor facing north + Modern Kitchen: Open-plan lounge/dining area with modern kitchen features + Two spacious bedrooms with built-in wardrobes + Two modern bathrooms, including an en-suite in the main bedroom. + Air-conditioned + Includes a secure garage space with storage cage + Intercom entry and Lift access + Currently rented at \$590 per week Just 5km to the CBD, with Kedron Brook Busway only 100m away and Airport Link Tunnel 150m. Enjoy the nearby Kedron Brook Bikeway, parklands, walking paths, cafes, retail, gyms, and Gordon Park café scene. Close proximity to Woolloowin Train Station, RBH & QUT Kelvin Grove, schools, Westfield Chermside Shopping & entertainment precinct.