

606/217 Lutwyche Road, Windsor, Qld 4030



Unit For Sale

Monday, 27 May 2024

606/217 Lutwyche Road, Windsor, Qld 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Unit



Scott Rumble
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For Sale

Positioned centrally in a premium Northside suburb, this outstanding, luxury, two bedroom apartment within exclusive 'The Portal', Windsor boasts stunning, community-minded recreational facilities by way of a resident's Hub, whilst offering an unbeatable lifestyle location with public transport, shopping, entertainment and Enoggera Creek Parklands right on your doorstep. Unveiling a superbly flowing design with soaring 2.5m ceilings, an open interior, two living spaces, two bathrooms and secure, allocated parking, the apartment exudes comfort and privacy with commercial double glazing and soundproofing, ducted and zoned heating and air conditioning, NBN and Foxtel-ready wiring and high-end finishes. Perfect for downsizers, first home buyers or investors, this property offers an outstanding lifestyle balance between work, rest and play. Highlighted features include:- Two stylish bedrooms with BIR, master with WIR and ensuite- Open plan living and dining flowing to a generous enclosed balcony enjoying expansive urban views- Modern, streamlined kitchen featuring stunning Quantum quartz stone benchtops and Bosch appliances- Second, spacious bathroom and toilet with Grohe tapware and laundry- Top floor, east-facing apartment- Single allocated car space in secure basement carpark- Ducted, zoned Daikin air conditioning and ceiling fans- Heavy duty wool cut-pile carpet and luxe imported tiles- CCTV security and floor-only swipe access- Exclusive resident use of community recreational space The Hub, which offers uninterrupted CBD skyline views, BBQ entertaining area, and free wi-fi and power- Currently tenanted until September 2024, with current weekly rental income of \$680- Rates are approximately \$485 per quarter- Body Corporate Fees are approximately \$920 per quarter Windsor is a coveted, inner north Brisbane suburb just under 5km to the Brisbane CBD, renowned for its warm, welcoming community. Complementing resident amenities at The Portal, Windsor's family friendly events, community groups and local initiatives offer residents a sense of belonging. There is an abundance of educational and early learning options in the area, with highly regarded Windsor State Primary School an easy 10 minute walk. Downey Park, offering beautiful greenery, playing fields and parkland is a relaxed stroll along Enoggera creek. Windsor Station is only 300m away, and a city-bound bus stop is just outside the door. With quick access to the tunnel network for easy commuting, the apartment is also within a short drive to Northey Street Organic Farmers Market, Gasworks Plaza, James Street's hub of restaurants, cafes, and delis and Homemaker, The Valley. With convenience to amenities in central Windsor and the exclusive residents' Hub, you will love the sense of quality, easy living this property offers. Please contact the Scott Rumble team, who welcome your enquiries.