

**7/30 Colton Avenue, Lutwyche, Qld 4030**

**Unit For Sale**

Tuesday, 21 May 2024

7/30 Colton Avenue, Lutwyche, Qld 4030

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Mario Rossi  
0428166370

## Inviting Offers!

Discover modern living in this pristine apartment, nestled at the end of a cul-de-sac within one of Lutwyche's highly sought-after complexes. This residence stands out for its meticulous attention to detail and array of features. Upon entry, you'll find a bright, open-plan living and dining area seamlessly connected to an expansive balcony, perfect for entertaining or enjoying quiet evenings. The modern kitchen boasts European appliances and ample counter space, blending style with functionality. The spacious master bedroom offers tranquillity with a built-in robe and air conditioning. Secure underground parking and visitor spaces ensure both safety and convenience. The well-maintained building exudes sophistication, with low body corporate fees for peace of mind. Key Features:- Modern kitchen with European appliances- Spacious master bedroom with built-in robe and air conditioning- Open-plan living and dining area with balcony- Secure underground parking- Visitor parking- Stylish, well-kept building with low body corporate fees Currently leased at \$420 per week until 21/06/2024. The updated rental market assessment for this property is \$480 - \$500 per week which offers an attractive investment opportunity with immediate returns. Conveniently located just 6km from Brisbane CBD and 9km from Brisbane Airport, residents enjoy easy access to amenities including schools, shopping precincts, and public transport. Don't miss out on owning a piece of contemporary luxury in this coveted location. Contact Mario Rossi on 0428 166 370 today for more information and to secure your new lifestyle!