

18/25 Colton Avenue, Lutwyche, Qld 4030



Apartment For Sale

Monday, 8 July 2024

18/25 Colton Avenue, Lutwyche, Qld 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Crystal McHenry

0423467371

OPEN TO OFFERS!

Discover the perfect blend of modern convenience and contemporary living just a short walk from Kedron Brook. With its prime location, just minutes from Lutwyche Central and quick access to Brisbane's best transport links, this stunning 2-bedroom apartment offers abundant natural light and security for peace of mind. Make this apartment your new home and enjoy the best of Brisbane living! Features: - 2 bedrooms, 2 bathrooms, 1 car space - Located on the third floor with ample natural light - Generous open-plan living/dining with adjoining balcony - Gourmet kitchen with stone benchtops, island bench, dishwasher, and pantry - Spacious main bedroom with ensuite and built-in mirrored robes - Second bedroom with mirrored built-in robe and close access to the main bathroom - Ceiling fans in both bedrooms and air-conditioned living and main bedroom - Single garage space plus additional lock-up storage room in a secure underground car park

Body Corporate Administrative Fund per annum: \$2,955.92
Body Corporate Sinking Fund Per annum: \$1,074.36
Body Corporate Insurance per annum: \$598.25
Sinking Fund at 30/11/23: \$59,202.38
Tenanted until 15th October 2024

Location: Perfectly located in a quiet cul-de-sac. Just minutes from Lutwyche central. Only 5km from Brisbane CBD. Transport: Bus and tunnel networks allow quick travel to CBD and Brisbane Airport. Kedron Brook Busway within 1-minute walk. Direct access to Brisbane airport via Airport Link Tunnel. Wooloowin Train Station is an additional transport option.