

**1/30 Colton Ave, Lutwyche, QLD, 4030**



**Sold Unit**

Sunday, 25 August 2024

1/30 Colton Ave, Lutwyche, QLD, 4030

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Sherie Jafari  
0493435713

## **Enjoy the Best of Modern Living in Lutwyche, Over looking the park! Investors Alert!**

Welcome to your new home in one of Lutwyche's most desirable complexes. Tucked away at the end of a peaceful cul-de-sac, this modern apartment offers a perfect blend of comfort, style, and convenience.

Step into the open-plan living and dining area that flows effortlessly onto a spacious balcony overlooking the park—ideal for entertaining or relaxing. The sleek kitchen is equipped with European appliances and ample counter space, combining elegance with practicality.

Retreat to the serene master bedroom, featuring a built-in robe and air conditioning for year-round comfort. Secure underground parking and additional visitor spaces provide both safety and convenience. The building is meticulously maintained and boasts low body corporate fees, ensuring a hassle-free living experience.

### 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-maintained building with low body corporate fees.

Currently leased at \$420 per week until 18/12/2024, with an updated rental market assessment of \$480 - \$510 per week, this property presents a fantastic investment opportunity with immediate returns.

Conveniently located just 6km from Brisbane CBD and 9km from Brisbane Airport, you'll enjoy easy access to schools, shopping centers, and public transport.

Don't miss out on this fabulous modern unit—life here truly is a breeze!