

## Lutwyche, 11/15 Norman Avenue

### MODERN LIVING AT KEDRON BROOK'S DOORSTEP!

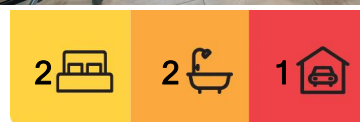
Discover contemporary living in this remarkable 2-bedroom apartment, conveniently located only 200m walk to the highly desirable Kedron Brook. From the moment you step inside, you'll be captivated by the modern design and premium features that define this apartment.

#### Key Features:

- + Beautifully tiled flooring throughout and plush carpeting in the bedrooms.
- + Master bedroom with built-in robes and en-suite.
- + Modern kitchen with stainless steel appliances.
- + Modern bathrooms with quality fixtures.
- + Elevator within the complex.
- + Open plan living with ample storage.
- + Spacious balcony for outdoor relaxation.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
OFFERS OVER \$669,000

**View**  
[ljhooker.com.au/1BBDF4N](https://ljhooker.com.au/1BBDF4N)

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**LJ Hooker Stafford**  
**(07) 3357 1888**

- + Generously sized bedrooms.
- + Air-conditioning throughout, video intercom access, remote garage, and secure lift access.
- + Entertaining & BBQ area on the top level with city views

Body Corp:  
 Body Corporate Administrative Fund PA: \$2,717.78  
 Body Corporate Sinking Fund PA: \$1,375.92  
 Body Corporate Insurance PA: \$1,023.6

Sinking Fund as of 31/5/23: \$41,454.80

Convenient Living on Norman Ave:  
 Commute with ease via major roadways, Inner City Bypass, and public transport options such as bus services and Woollooin train station. Enjoy proximity to the Northern Busway and Airport Link tunnel for stress-free travel. Explore the local scene with cafes, restaurants, and Market Central Lutwyche. Enjoy recreational activities at Kedron Brook parklands and bikeway.

## More About this Property

Property ID	1BBDF4N
Property Type	Apartment
Including	Ensuite Intercom Balcony Dishwasher Built-in-Robes

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