



## Lutwyche, 18/25 Colton Avenue

QUIET CUL-DE-SAC CLOSE TO KEDRON BROOK!!

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.

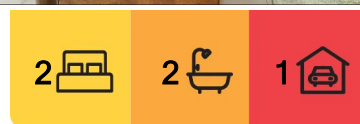
Make this apartment your new home and enjoy the best of Brisbane living!

### 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



**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**  
OPEN TO OFFERS!

**View**  
[ljhooker.com.au/1BZJF4N](http://ljhooker.com.au/1BZJF4N)

**Contact**  
**Crystal McHenry**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**

- 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

Tenanted until 15th October 2024

Location:  
 Perfectly located in a quiet cul-de-sac  
 Just minutes from Lutwyche central  
 Only 5km from Brisbane CBD

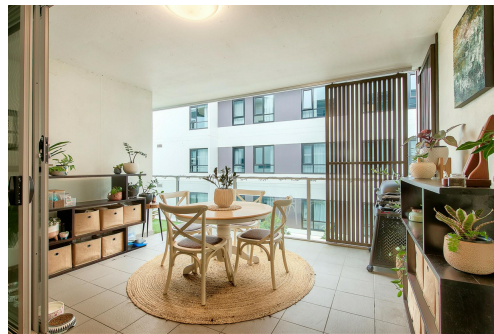
Transport:  
 Bus and tunnel networks allow quick travel to CBD and Brisbane Airport  
 Kedron Brook Busway within 1-minute walk  
 Direct access to Brisbane airport via Airport Link Tunnel  
 Woolloowin Train Station is an additional transport option

## More About this Property

Property ID	1BZJF4N
Property Type	Apartment
House Size	98 m²
Including	Ensuite Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

**Crystal McHenry**  
 Sales & Marketing Consultant | [crystal.mchenry@ljhooker.com.au](mailto:crystal.mchenry@ljhooker.com.au)

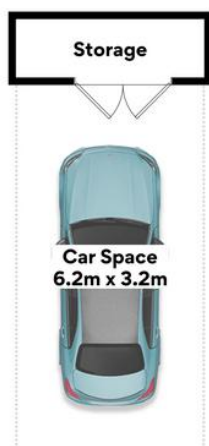
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**18/25 Colton Ave,  
Lutwyche**



**FLOOR AREA SIZES**

Internal 75m<sup>2</sup> | External 13m<sup>2</sup>  
Car Space 20m<sup>2</sup> | Storage 3m<sup>2</sup>  
**TOTAL 111m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primapiex.com.au