

## Lutwyche, 19/25 Colton Avenue

QUIET CUD-DE-SAC APARTMENT CLOSE TO KEDRON BROOK!

THIS APARTMENT IS VACANT AND MOVE-IN READY!

Discover the perfect blend of modern convenience and contemporary living just a short walk from Kedron Brook. Located just minutes from Lutwyche Central and offering quick access to Brisbane's top transport links, this stunning 2-bedroom apartment is the perfect combination for convenience, security, and lifestyle.

Features:

- + 2 bedrooms, 2 bathrooms, 1 secure car space
- + Located on the third floor with ample natural light
- + Spacious main bedroom with ensuite and walk in robe
- + 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



**For Sale**  
OPEN TO OFFERS

**View**  
[ljhooker.com.au/1CF2F4N](http://ljhooker.com.au/1CF2F4N)

**Contact**  
**Crystal McHenry**  
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**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.

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

PROXIMITY TO KEY AMENITIES:

- 5km to the CBD
- 100m to Kedron Brook Busway
- 800m to Market Central Lutwyche
- 150m to Airport Link Tunnel
- 1 km to Woolloowin Train Station
- 4 km to Westfield Chermside Shopping
- Approx 10 mins to Brisbane Airport
- Close to Royal Brisbane Hospital & QUT Kelvin Grove

A quality location 100m walk to Kedron Brook, adding a welcoming escape from the hustle and bustle of everyday living. With 23km of bikeways, stretching from Mitchelton to Nudgee beach and hectares of parkland at your doorstep, this unique location will suit the most active lifestyle.

You will feel totally connected with a direct link to the city, a short stroll to buses redefining easy commuting. Whether you are homeward bound or heading out, the CBD, Airport via the tunnel, Lutwyche Shopping Centre, Royal Brisbane Hospital and an array of shops and restaurants are all just minutes away.

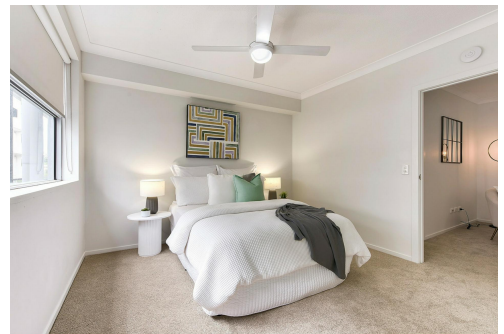
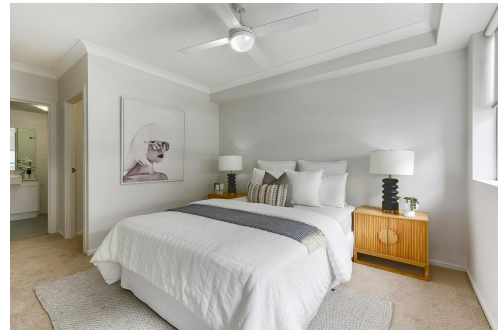
Better get in quickly before this apartment is SOLD!!!

## More About this Property

Property ID	1CF2F4N
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Outdoor Entertaining Built-in-Robes

**Crystal McHenry 0423 467 371**  
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Lutwyche**



**FLOOR AREA SIZES**

Internal 78m<sup>2</sup> | External 10m<sup>2</sup>

**TOTAL 88m<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 primapixels.com.au