

## Lutwyche, 6/17 East Street

GORGEOUS & VACANT! READY TO MAKE YOUR NEW HOME!

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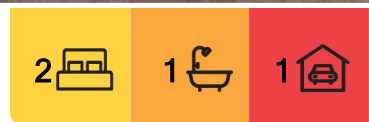
This beautifully renovated top-level 2 bedroom apartment situated on a quiet street, offers both comfort and convenience, located just a few minutes walk to Lutwyche Shopping Centre, the busway, gym, and a plethora of trendy cafes. Gorgeously maintained, this property features modern finishes and thoughtful upgrades, making it a standout choice for investors or first-home buyers alike!

### Features:

- + 2 Spacious bedrooms with built-in mirrored wardrobes
- + Fully renovated modern kitchen with stone benchtops, and built-in stainless steel Euromaid electric cooktop, oven, and rangehood
- + Updated bathroom with a tiled shower and modern fixtures



**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/1CEHF4N](http://ljhooker.com.au/1CEHF4N)

**Contact**  
**Crystal McHenry**  
0423 467 371  
[crystal.mchenry@ljhooker.com.au](mailto:crystal.mchenry@ljhooker.com.au)

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

- + East facing private balcony, great for barbeques
- + Carport plus secure laundry/storage space with a private fold down clothesline
- + Large sliding door linen closet for extra storage
- + Quality Franklyn roller blinds and stylish glass/steel light fittings
- + Pristine timber-effect flooring throughout, with brand new carpet in the bedrooms
- + Freshly painted ceilings and walls
- + Boutique complex of only 8 apartments
- + Newly installed air conditioning in the main bedroom and living room
- + Internal: 78m2
- + East facing Balcony: 6m2
- + Secure Laundry with storage: 9m2
- + Car space 25m2

#### Recent updates:

- + New Mitsubishi Electric reverse cycle split system air conditioners installed: 2.5 kW (Main bedroom), and 5 kW (Living/Dining area) (Nov 2024)
- + New 125 L Rheem hot water system and weatherproof power outlet installed in the laundry (Nov 2023)
- + New solid wood front doors installed across the building (Apr 2022)
- + Building repainted (Sept 2024)

#### Body Corp Fees

Body Corporate Administrative and sinking Fund: \$3,816 per annum

#### Location:

Located in the sought-after suburb of Lutwyche, this apartment is ideally positioned with easy access to shopping, dining, and public transport. Enjoy the convenience of being steps away from Lutwyche Shopping Centre, the busway for seamless city wide commuting, and local fitness and entertainment options.

The Kedron Brook creek and a variety of parks including Grinstead Park, Grange Forest Park and the heritage-listed Kalinga Park are all within a few minutes drive, 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.

- + Located in the Windsor State School and Kedron State High School catchments.
- + 5 km to Brisbane's city centre.
- + 400 m to Market Central Lutwyche Shopping Centre.
- + 5.9 km to Westfield Chermside Shopping Centre.
- + 450 m to Kedron Brook for dog parks and over 20 km of bike tracks.
- + 3 mins walk to public transport (Lutwyche Northern Busway with direct routes to the CBD).
- + 2.9 km to Royal Brisbane Hospital.
- + Easy access to AirportlinkM7 and Brisbane's tunnel network.
- + 8.7 km to Brisbane Airport (both Domestic and International terminals).

Prime location with unbeatable convenience - no car required!!



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## More About this Property

Property ID	1CEHF4N
Property Type	Apartment
Including	Balcony

**Crystal McHenry 0423 467 371**

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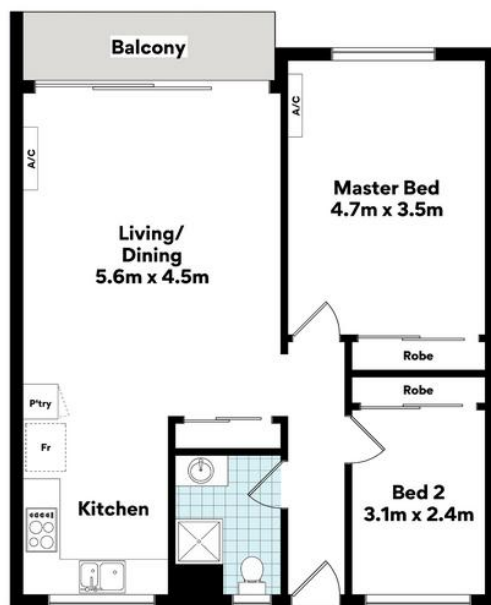
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**6/17 East St,  
Lutwyche**



**FLOOR AREA SIZES**

Internal 78m<sup>2</sup> | External 6m<sup>2</sup>

Car Space 25m<sup>2</sup> | L'dry 9m<sup>2</sup>

**TOTAL 118m<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 primepixels.com.au