



72 Gilbert Road, Lutwyche

## Rarely Found Low-Set; Outstanding Privacy.

In a suburb and city of high-set, high maintenance timber Queenslanders, purchase a property that offers you an outstanding balance between lifestyle and home ownership. Whether you are looking to up-size or downsize, this modern low-set offers a spacious floorplan surrounded by private gardens. Walk to the Kedron Brook in under a minute. Manicure and shape the gardens to create a special greenspace. A rarely found and highly sought after proposition this close to the CBD, this lovely home is now ready for its first owner in two decades.




The high-ceilings here complement an east-facing orientation. Two sets of timber doors open onto a covered geometric patio, with a skylight also letting in filtered natural light in the primary living area. This outstanding design element is so rarely found in brand new homes, and crystallises the many points of difference on offer.

A renovated main bathroom, renovated kitchen, tidy paint-work, and well-proportioned rooms all round off this excellent property.

Features include, but not limited to:

- Fenced 654sqm block.

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.

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### FOR SALE

Offers over \$1,599,000

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

Simon Brigden  
0414 869 704  
simon.brigden@ljhooker.com.au

### AGENCY

LJ Hooker Stafford  
(07) 3357 1888



- Low-maintenance and modern brick construction.
- Wrap around patio overlooking outdoor greenery.
- High ceilings throughout the home.
- Large main living area, open plan design.
- Renovated kitchen with stone benchtop and adjoining island.
- Modern appliances and large pantry.
- Renovated main bathroom with large shower and huge bench space.
- Skylight in main living area.
- Lovely orientation ensures filtered natural light, minimal western exposure.
- Spacious main bedroom with built-in wardrobe, display shelving.
- Tidy ensuite with spa bath.
- Additional three bedrooms with built-ins, well proportioned.
- Air-conditioning in main living area.
- Two sets of timber doors flow to outdoor area.
- Dedicated study with storage and external access: perfect WFH/office.
- Laundry at the rear of the home with storage and adjoining second toilet.
- Private yard, east facing orientation.
- Security screens.
- Additional display shelving in living area.
- Garden shed.
- Established and private gardens.
- Double carport.
- Windsor State School and Kedron State High School catchments.

Contact Simon to see how you can call this house, home.

## MORE DETAILS

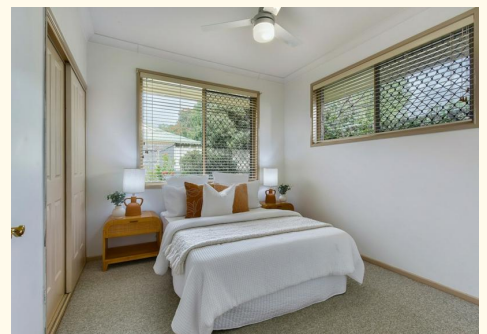
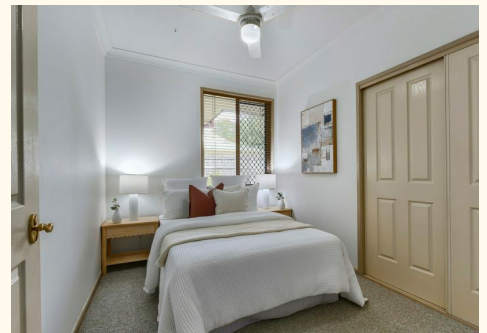
Property ID	1EZH4N
Property Type	House
Land Area	654 m2
Including	Study Air Conditioning Spa Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

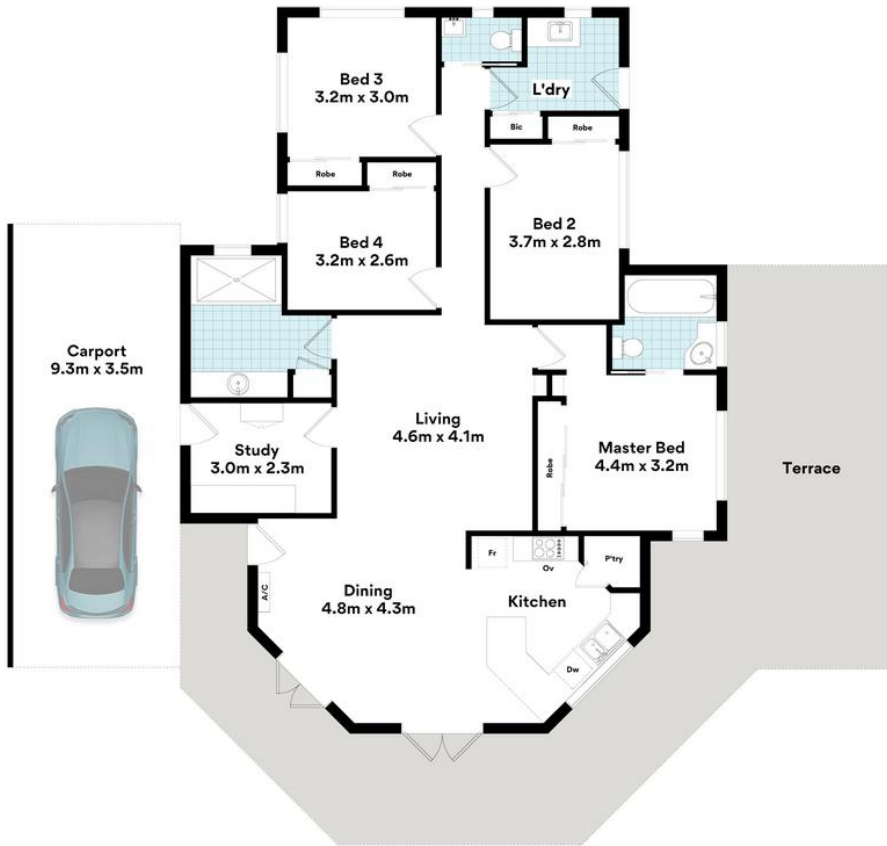
**Simon Brigden 0414 869 704**

Lead Salesperson | [simon.brigden@ljhooker.com.au](mailto:simon.brigden@ljhooker.com.au)

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

205 Stafford Road, STAFFORD QLD 4053  
[stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au) | [stafford@ljhooker.com.au](mailto:stafford@ljhooker.com.au)





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Lutwyche



**FLOOR AREA SIZES**

Internal	136.2m <sup>2</sup>
External	63.9m <sup>2</sup>
Carport	32.5m <sup>2</sup>
<b>TOTAL</b>	<b>232.6m<sup>2</sup></b>

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

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