

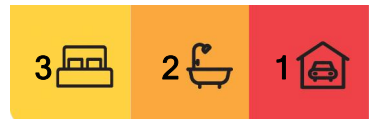
Lutwyche, 11/43 Norman Avenue

CHARMING TOWNHOUSE ON KEDRON BROOK!

Whether you seek a place to call home or a great investment opportunity, this townhouse offers the perfect blend of convenience and lifestyle. Situated in a complex that fosters a great sense of community with private gate access to Kedron Brook! This townhouse won't last long!

Features:

- * 3 spacious bedrooms, 2 with built-in wardrobes and 1 with a walk-in wardrobe.
- * 2 spacious bathrooms; one ensuite, and one with a bath
- * Large entertainers' balcony for outdoor relaxation and weekend BBQs instead of a courtyard
- * Ceiling fans in bedrooms and air-conditioning in the main bedroom and downstairs area
- * Internal laundry complete with dryer and separate powder room
- * Remote lock-up garage with additional complex visitor parking.
- * Spacious kitchen with updated appliances



For Sale
OPEN TO OFFERS

View
ljhooker.com.au/1BQFF4N

Contact
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LJ Hooker Stafford
(07) 3357 1888

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.

- * Freshly carpeted stairs and second floor, tiled downstairs
- * New air-conditioner in Main Bedroom

Body Corp

Body Corporate Administrative Fund Per Quarter: \$320

Body Corporate Sinking Fund Per Quarter: \$832

Body Corporate Insurance Per Quarter: \$123

Sinking Fund as of 2/5/24: \$124,614

Rates

Brisbane City Council Rates: \$480 per Quarter

Rental income

Vacant

Rental appraisal ranges from \$710-\$730 per week

Location:

Brisbane CBD approx 6km away.

Brisbane Airport a convenient 11 km

Catchment for Woolloowin State School and Kedron State High School

Market Central Lutwyche a convenient 800m

Kedron Brook Bus Station within 500m proximity

Complex backs onto Kedron brook with a private gated access

A quality location right on 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 Townhouse is SOLD!!!



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More About this Property

Property ID	1BQFF4N
Property Type	Townhouse
Including	Air Conditioning Toilets (1) Deck Dishwasher Built-in-Robes

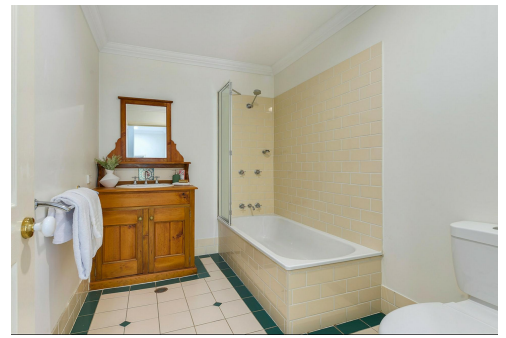
Crystal McHenry

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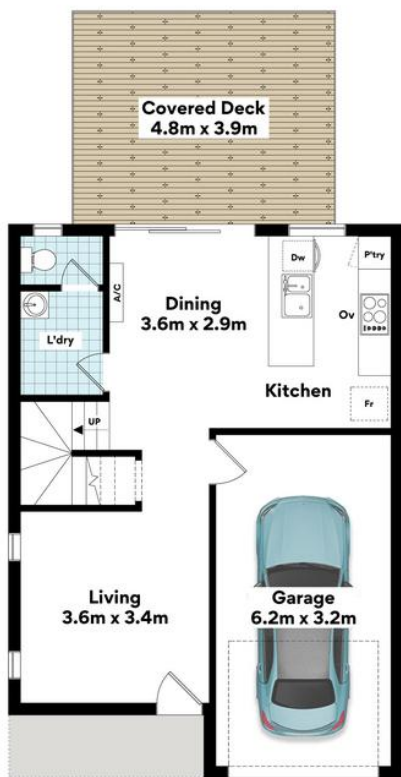
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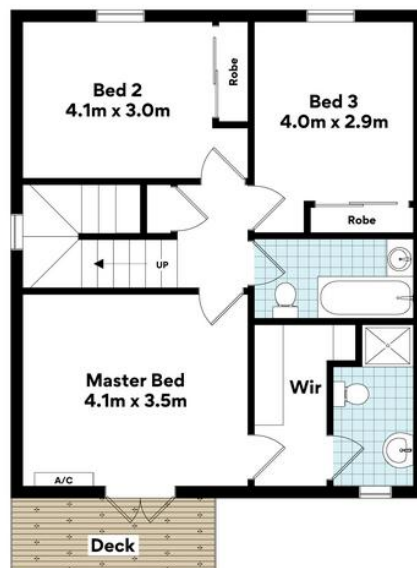


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GROUND FLOOR



FIRST FLOOR

**11/43 Norman Ave,
Lutwyche**



FLOOR AREA SIZES

Internal 116m² | External 28m²

Garage 23m²

TOTAL 167m²

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 primapiexl.com.au