



Lutwyche, 1/76 Swinburne Street

Where do I Begin?

Perfectly positioned to not only capture the north-easterly breezes but also to overlook the parkland that abounds in this area.

Walk across the street and you are on the Kedron Brook Bikeway, wander through Kedron Brook Park and bring your fur baby to the off lead dog park. Follow Kedron Brook for miles and be captivated at the green spaces that breathe life into the suburbs.

Back home there are more excellent features in store.

Tired of paying vast amounts for electricity and seeing the costs continue to rise?

Forget it!



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.

SOLD

2

1

2

For Sale

Sale Offers around \$500,000

View

ljhooker.com.au/1ZSHXX

Contact

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LJ Hooker Clayfield
(07) 3262 2434

Solar power not just for your hot water but also for your lighting and power! A rare find in a unit but certainly a bonus for any buyer as is the parquet flooring, internal laundry and immaculate presentation.

Think you have too much "stuff" to live in a unit?

With more storage options internally than most houses and 50 square metres of garage space – the size of some new units – downsizing is no longer a necessity!

Walk back up the road to the recently refurbished Lutwyche Central shopping centre, jump on a bus to the City or the RBWH – it's all within easy striking distance.

And when you return home, close the door pull back the curtains and revel in your parkside position – no one can take that away from you!

Quiet, green leafy positions this close to the City are a rarity, so don't miss this excellent opportunity!

Come along to the first open home or risk hearing those dreaded words – Sorry it's under contract!

More About this Property

Property ID	1ZSHXX
Property Type	Unit

Judith Crawford 0412 878 146

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Unit 1, 76 Swinburne Street, Lutwyche



Internal area: 85m²
Garage area: 50m²
Total area: 135m²

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

