

3/33 Florrie Street, Lutwyche

## CONTEMPORARY NORTH-EAST GROUND FLOOR APARTMENT !

Positioned on the north-east corner, this ground floor apartment boasts a huge wraparound courtyard with lush established gardens, a covered alfresco area, and direct private street access - perfect for entertaining family and friends.

Inside, you'll be impressed by the modern finishes and high-quality design and fresh interiors. From the polished concrete floors and brand-new carpet to the soaring 3-metre ceilings and sleek open-plan kitchen illuminated by downlights, every detail has been thoughtfully considered. Both bathrooms feature stylish floor-to-ceiling subway tiles, while ducted air-conditioning ensures year-round comfort throughout the bedrooms and main living area.

Features include:

- Open plan kitchen, dining and lounge room with polished concrete floors
- Huge tiled private courtyard, established gardens and direct street access
- Two bedrooms the main with WIR and ensuite and access to private courtyard
- 2nd bedroom with built-ins, ceiling fans

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.

2 🏠 2 🚗 1 🚘

**FOR SALE OFFERS**

**AGENTS**

Richard Mirosch  
0414 512 776  
richard.mirosch@ljhooker.com.au

Nathan Johnson  
0434 101 821  
nathan.johnson@ljhooker.com.au

**AGENCY**

LJ Hooker Stafford  
(07) 3357 1888

 **LJ Hooker**

- Two bathrooms with floor to wall tiles, main with large bath
- One secure car park with internal access
- Open plan kitchen, dining and lounge room with polished concrete floors
- Modern fit-out, polished cement floors and LED down lights in alfresco area
- Ducted air-conditioning throughout
- Administration and Sinking Fund Contributions \$920.00 approx. per quarter
- Special levy \$345 approx. per quarter for 2 years for fully costed and budgeted roof maintenance
- Full external paint already budgeted out of existing sinking fund
- Huge private courtyard with mature trees, established gardens and direct street access.
- Short 900m stroll to train and easy access to the airport via the tunnel.

Located on the north-east corner, relaxing through summer in your courtyard with beautiful bay breezes. All year round you will love the natural light that soaks the area, making this apartment a home that will be highly sought after.

Perfectly located to Lutwyche City Shopping Centre, public transport into the CBD or short walk to Woollooin train station this unit is a must see for convenient inner city living.

Large ground floor courtyard units are very rare, whether you are looking as a first homeowner, investing or downsizing, this unit is move in ready, and is a must see this weekend!

Call Richard 0414 512 776 or Nathan on 0434 101 821 for an inspection today!

## MORE DETAILS

Property ID	1E4FF4N
Property Type	Unit
Including	Ensuite Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

### Richard Mirosch 0414 512 776

Principal | richard.mirosch@ljhooker.com.au

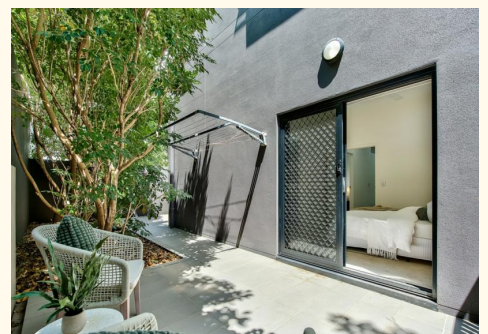
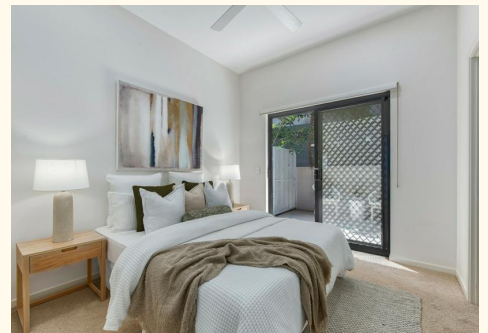
### Nathan Johnson 0434 101 821

Sales & Marketing Consultant | nathan.johnson@ljhooker.com.au

### LJ Hooker Stafford (07) 3357 1888

205 Stafford Road, STAFFORD QLD 4053

stafford.ljhooker.com.au | stafford@ljhooker.com.au





### 3/33 Florrie St, Lutwyche



#### FLOOR AREA SIZES

Internal	89.3m <sup>2</sup>
External	62.4m <sup>2</sup>
Car Space	15.7m <sup>2</sup>
<b>TOTAL</b>	<b>167.4m<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 primopixels.com.au