



Lutwyche, 306/50 Lamington Avenue

MODERN UNIT IN DESIRABLE LOCALE!

This modern two bedroom unit offers a spacious open plan layout, modern kitchen and a tranquil private balcony. With exclusive access to an expansive roof top entertainment facility which boasts city views as well as being walking distance to City Transport, Shops and multiple parks ...this is an opportunity you won't want to miss.

Features:

- * Modern kitchen complete with European Stainless-Steel Oven, Cook-top and Range-hood
- * Open plan living area
- * Spacious entertainers' balcony
- * Air-conditioned and ceiling fans throughout
- * Two brightly lit bedrooms both with air-conditioning & the master leading out onto the balcony
- * Private Study nook



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.

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For Sale
\$519,000+

View
ljhooker.com.au/1TBXF1H

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(07) 3264 9000

- * Internal laundry area
- * Secure, single car garage
- * Security Lift Access
- * Access to residents-only rooftop terrace

Important Info:

- * Rent - \$520 per week
- * Lease Ends - July 2025
- * Council Rates - \$480.95
- * Body Corporate - \$961 per quarter

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."

More About this Property

Property ID	1TBXF1H
Property Type	Unit
Land Area	78 m²
Including	Air Conditioning Dishwasher Built-in-Robes

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APARTMENT TYPE 6

KEY PLAN



FLOOR PLAN



AREAS

Internal Area:	66 m ²
Balcony Area:	12 m ²
Total Area:	78 m ²

Lamington 50
50 Lamington Ave, LUTWYCHE



Disclaimer: This plan was prepared prior to construction of the project and is indicative only and not intended for identification purposes. Design changes, council approval and field survey may cause the floor areas and design of the apartment to differ from those shown on this plan. For a more accurate indication of individual apartment sizes consult the draft building formal plan. The location of fixtures and fittings is subject to change without notice. Furniture, study layouts and appliances shown are indicative only and are not included in the purchase price. Colours shown on the plan are not indicative of actual apartment finishes.