







# 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 Rangehood
- \* 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





For Sale \$519,000+

View

ljhooker.com.au/1TBXF1H

**Contact** 

Jonathan Wein 0430 485 430 jwein.albanycreek@ljhooker.com.au

LJ Hooker Albany Creek | Warner (07) 3264 9000

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

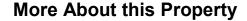
#### Important Info:

- \* 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."



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

## Jonathan Wein 0430 485 430

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# **APARTMENT TYPE 6**

# **KEY PLAN**





## **AREAS**

Internal Area: 66 m<sup>2</sup>
Balcony Area: 12 m<sup>2</sup>
Total Area: 78 m<sup>2</sup>

#### **FLOOR PLAN**



Lamington 50
50 Lamington Ave. LUTWYCHE



