

Lutwyche, 45/20-24 Colton Avenue

Quite Cul- De-Sac Apartment Close to Kedron Brook

Welcome to modern, practical living at its finest! Nestled close to the picturesque Kedron Brook, this stylish 2-bedroom, North facing apartment offers a serene escape.

This property has location and convenience all wrapped up into one package. You will find everything you need all within walking distance including restaurants, cafes, Lutwyche Shopping Centre, Kedron Brook bikeway and Kedron Busway.

Highlights:

+ Covered Alfresco: Enjoy seamless indoor-outdoor living with a covered alfresco



For Sale

OPEN TO OFFERS

View

ljhooker.com.au/1BF5F4N

Contact

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area,
 perfect for relaxation and entertaining.
 + Convenience: Just minutes away from everything Lutwyche has to offer, including the Kedron Brook Busway, Royal Brisbane Hospital, and direct access to Brisbane airport via Airport Link Tunnel.
 + Investment Opportunity: Don't miss out on this terrific investment opportunity in a rising inner-city suburb with great value now and into the future.

- Features:
- + Privately situated on the 4th floor facing north
 - + Modern Kitchen: Open-plan lounge/dining area with modern kitchen features
 - + Two spacious bedrooms with built-in wardrobes
 - + Two modern bathrooms, including an en-suite in the main bedroom.
 - + Air-conditioned
 - + Includes a secure garage space with storage cage
 - + Intercom entry and Lift access
 - + Currently rented at \$590 per week

Just 5km to the CBD, with Kedron Brook Busway only 100m away and Airport Link Tunnel 150m.
 Enjoy the nearby Kedron Brook Bikeway, parklands, walking paths, cafes, retail, gyms, and Gordon Park café scene.
 Close proximity to Woolloowin Train Station, RBH & QUT Kelvin Grove, schools, Westfield Chermside Shopping & entertainment precinct.

More About this Property

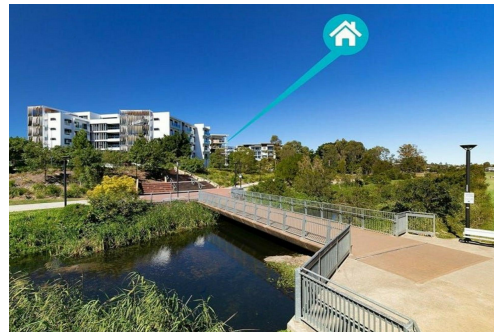
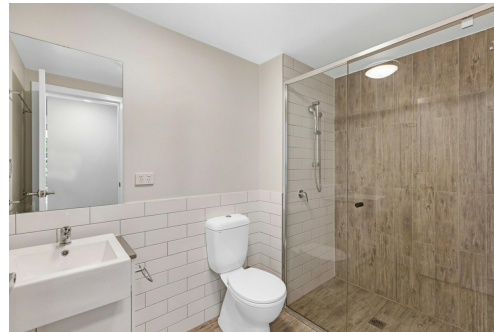
Property ID	1BF5F4N
Property Type	Unit
House Size	99 m²
Including	Ensuite Air Conditioning Balcony Dishwasher Built-in-Robes

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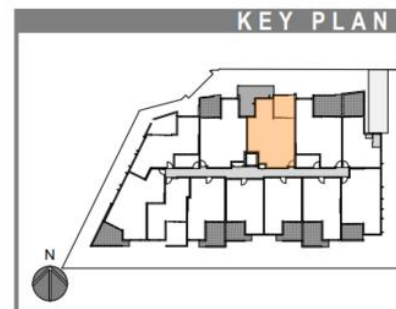
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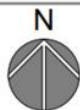
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AREAS	
Internal Area:	82m ²
Balcony Area:	17m ²
Total Area:	99m ²

Apartment 9, 21, 33, 45

PARK VIEW APARTMENTS



PARK
VIEW
APARTMENTS

Disclaimer: The dimensions shown on this plan are approximate only and may vary as a result of detailed design and planning or due to the requirements of the council or any other authority or as a result of construction tolerance. While we have taken all care to ensure accuracy (at the time of printing) of the information contained in this plan, we provide no warranty, guarantee or representation regarding the accuracy, reliability and completeness of this plan and we (and our client) will not be liable (in tort, contract or otherwise) for any loss suffered as a result of you relying on this plan.