



Unit 26/33 Florrie Street, Lutwyche




MODERN SPACIOUS ENTERTAINER WITH LIFT !!

Enjoy the convenience and low maintenance lifestyle of this spacious modern 2 bedroom , 2 bathrooms apartment with large living area and secure carpark. You will love this 11 year old apartment in sought after boutique complex with large private covered alfresco Positioned on the third floor in a sought after boutique complex, ideally suited for first home buyers busy or those seeking to downsize without compromising on position.

Features include:

- Open plan kitchen, spacious lounge and dining with tiled living area
- Large entertainers balcony
- Two bedrooms the main with built in robe, ensuite and access to balcony
- 2nd bedroom with built-in and access to private balcony
- Two bathrooms with floor to wall tiles, main with large bath
- One secure car park with internal access
- Ducted air-conditioning throughout
- Administration and Sinking Fund Contributions \$1,033 approx. per quarter
- Special levy \$390 approx. per quarter for 2 years completed

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 OFFERS

AGENTS

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richard.mirosch@ljhooker.com.au

AGENCY

LJ Hooker Stafford
(07) 3357 1888

 **LJ Hooker**

- Full external paint underway budgeted out of existing sinking fund.
- Short 900m stroll to train and easy access to the airport via the tunnel.

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 Woolloowin train station this unit is a must see for convenient inner city living.

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 before it's too late !!!!

MORE DETAILS

Property ID	1ERNF4N
Property Type	Unit
House Size	103 m2
Including	Ensuite Toilets (2) Balcony Dishwasher Built-in-Robes

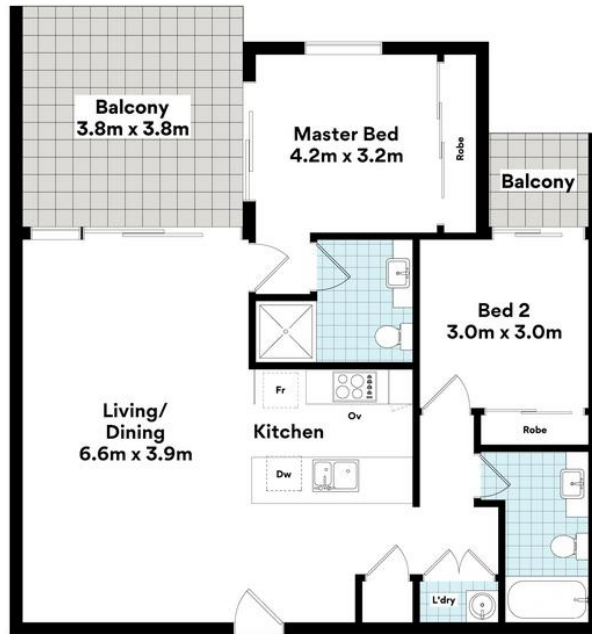
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FLOOR AREA SIZES

Internal	85.4m ²
External	17.3m ²
TOTAL	102.7m²

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 primexivels.com.au