



Windsor, 209/217 Lutwyche Road

SOLD BY NICK BOWEN

Apartment 209/217 Lutwyche Road in Windsor offers a modern and private abode where lift access to a podium level delivers an impressive amount of exclusive outdoor space via concertina glass sliding doors.

Some outstanding features of unit 209:

- Podium Courtyard level
- Private Garden Planter Box
- North-East corner (More quiet location)
- Rooftop with BBQ, lounge and dining + City Views!
- Ducted, zoned air-con throughout
- Ceiling fan in courtyard and bedroom
- Body Corporate \$1,389.10 per quarter
- Council rates \$506.70 per quarter
- Currently vacant possession



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.



For Sale

OFFERS OVER \$519,000

View

ljhooker.com.au/1E9ZH31

Contact

Nick Bowen

0417 871 042

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Salisbury
(07) 3848 7369**

- Previously rented at \$570 per week

Being located at the rear of the building allows for a more quiet atmosphere, facing East on the more Northern edge of the building where natural sunlight is abundant, with space for lounge and dining outside, adjacent to a private garden where you're able to plant as you wish.

The ceiling height throughout the open plan lounge, dining and kitchen spaces give a great sense of space, where the focus draws attention to the outdoor courtyard. The kitchen has a surprising amount of storage; a feature often sought for one bedroom apartments, with overhead cupboards, a dishwasher and large pantry, with oven, cooktop and microwave storage.

The lounge and dining spaces are combined, with enough space for a compact 3 seat dining, as well as a larger 3 seater lounge, too. Ducted and zoned air-conditioning allows for year-round enjoyment, while a ceiling fan in the covered courtyard allows for outdoor dining also.

The main bedroom is again fitted with ducted air-conditioning, with a ceiling fan as well, built-in and mirrored robes and TV ports as well. The bathroom is a great size with open shower, modern vanity and a laundry as well.

Lift access to level 6 takes you up to the buildings rooftop amenities where impressive lounge, dining and BBQ spaces enjoy uninterrupted Brisbane CBD and skyline views; this space is an extension of your own apartment, and double as a great location to host guests for pre-dinner drinks, or events like baby showers or birthdays.

There are a handful of visitor car spots available, with the apartments car spot located on the ground floor behind security gates.

The properties location is impressive with excellent access to and from the CBD, with busses stopping outside, and a very short walk to the Windsor Train station as well. Those working in the health field will enjoy a short walk to the RBWH and other hospital hotspots, as well as the Clem 7 tunnel or Inner City Bypass.

Contact Nick Bowen to discuss this opportunity further, or you might just miss out!



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More About this Property

Property ID	1E9ZH31
Property Type	Unit
House Size	69 m2
Including	Air Conditioning Intercom Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

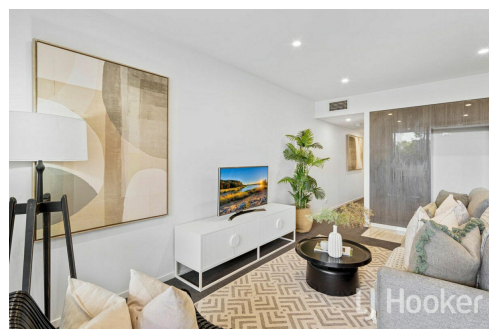
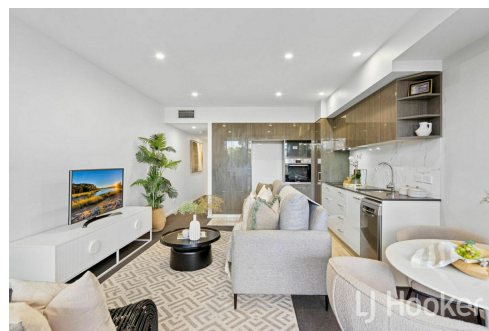
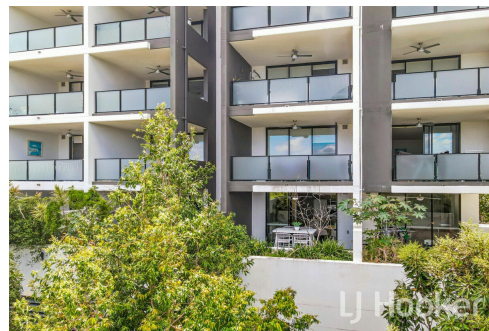
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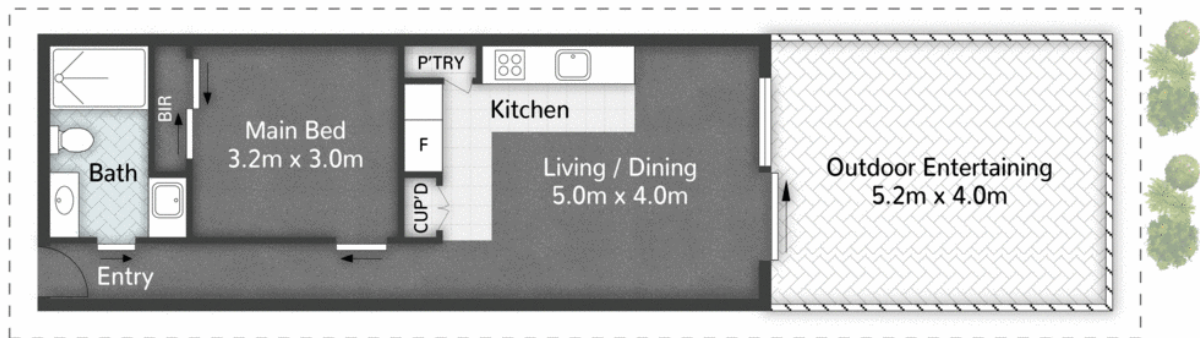
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Unit 209/217 Lutwyche Road **WINDSOR**

1 | 1 | 1 | 69m²

LJ Hooker

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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