

Sold



6, 33 Bradshaw Street, Lutwyche



When Location Is Everything And Ready To Move In Now !!!

It's all here waiting for you to secure your investment opportunity or your first home in the ever popular Lutwyche hub. When we talk about location, the Northern Busway is right on your doorstep and several minutes walk to the renovated Lutwyche Shopping Centre, it truly does not get better than this. Small complex of 6 units, with reasonable body corporate levies, do not miss your chance to secure and a must to place on your inspection list today!

Comprising of 2 Bedrooms, 1 Bathroom and 1 Carport with two Balconies off the Living Areas and Master Bedroom, new paintwork throughout, reverse cycling air-conditioning, modern bathroom and incorporating internal laundry facilities.

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|---------------|-----------------------|
| Price | SOLD for \$562,000 |
| Property Type | Residential |
| Property ID | 326 |

Agent Details

Michael McMahon - 0413
806 161

Office Details

MGM Homes
497 Lutwyche Rd Lutwyche,
QLD, 4030 Australia
(07) 3357 4888

MGM MICHAEL McMAHON
HOMES

PROPERTY FEATURES:

- Tiled entryway into open plan living areas with laminate flooring, curtains, reverse cycle air-conditioning and flowing out to balcony
- Kitchen with ample storage cupboards, stainless steel sink with water filter, gas upright, tiled flooring and curtains
- Master Bedroom – spacious with built-ins, laminate flooring, curtains and flowing out to private balcony
- Second Bedroom – spacious with mirrored built-ins, study nook, laminate flooring, curtains and blinds
- Bathroom with floor to ceiling tiling, large shower recess, mirrored cabinet, vanity, toilet, exhaust and incorporating laundry facilities
- Carport accommodation – designated for unit 6

ADDITIONAL INFORMATION

- Reverse cycling air-conditioning
- Security bars on several windows and doors
- Vertical blinds and curtains
- Smoke alarms and Safety switch

OUTGOINGS

- Body Corporate Levies: \$835.20 per quarter
- Sinking Fund Balance: \$33,557.37
- Brisbane City Council Rates: \$506.70 per quarter
- Urban Utilities Water: \$283.97 per quarter
- Rental Appraisal: \$520.00 per week

LIFESTYLE FEATURES

- 5kms drive to the CBD
- Several minutes walk to Lutwyche Shopping Village
- 2 mins walk to Northern Busway
- 5 mins drive Albion Restaurants and Bar Precinct
- 8 mins drive to Stafford City and Cinemas
- 8 mins drive to Royal Brisbane Hospital
- 10 mins drive to Westfield Chermside Shopping Centre
- Arterial tunnels north and south bound
- Airport and DFO outlet precinct
- Close to local schools, cafes, gyms and parkland

Please call Michael McMahon – 0413806161 or
michael.mcmahon@mgmhomes.com.au for more details.

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