



## When Location Is Everything !!!

This property is perfectly situated to take full advantage of the surrounding amenities including local schools, shops, public transport, parks and is only minutes to the CBD via car, ensuring the very best of Brisbane is at your fingertips. The property is located close to the CBD, an easy walk to a major shopping complex, parkland and bike paths, your transport options are in abundance. This is a tantalising opportunity for both owner-occupiers and investors alike and deserves your personal inspection.

This well Designed Modern 2 bedroom 2 bathroom large conveniently located unit in the heart of Lutwyche will meet all your expexations. The property has been finished to the highest standard and is sure to impress upon inspection and is tenanted from 02/04/2025 - 06/04/2026 returning \$660.00 per week.

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|---------------|------------------|
| Price         | FOR SALE NOW !!! |
| Property Type | Residential      |
| Property ID   | 344              |
| Floor Area    | 91 m2            |

### Inspection Times

Wed 17 Sep, 5:15 PM - 5:45 PM

Sat 20 Sep, 10:30 AM - 11:00 AM

### Agent Details

Michael McMahon - 0413 806 161

## The Property Features:

- Sleek and stylish modern kitchen with plenty of cupboard and bench space
- Kitchen featuring quality appliances and Caesar stone bench tops
- Kitchen opens to a spacious fully tiled living area with plenty of room to have separate dining and lounge areas.
- Sliding doors from lounge to a large balcony bringing both together for the complete entertaining package
- Large sized main bedroom with built in robe and private ensuite
- Generously sized 2nd bedroom with built in wardrobes
- Well designed large main bathroom
- Internal laundry
- Air conditioning
- Security screens throughout
- Under cover secured car park
- Secure and private complex with intercom system
- Views to the north

## OUTGOINGS

- Body Corporate Levies: \$1227.14 per quarter
- Sinking Fund Balance: \$271,951.59
- Brisbane City Council Rates: \$548.80 per quarter
- Urban Utilities Water: \$289.90 per quarter
- Tenanted from 02/04/2025 – 06/04/2026 at \$660.00 per week

## LIFESTYLE FEATURES:

- 5kms drive to the CBD
- 5 minutes walk to Lutwyche Shopping Village
- 5 mins walk to Northern Busway
- 5 mins drive Albion Restaurants and Bar Precinct
- 8 mins drive to Stafford City and Cinemas

## Office Details

MGM Homes

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

**MGM** MICHAEL McMAHON  
**HOMES**

- 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](mailto:michael.mcmahon@mgmhomes.com.au) for more details.

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