

Under Contract



306, 29 Florrie Street, Lutwyche



Where Lifestyle, Location, and Development Potential Meet !!!

Welcome to unit 306/29 Florrie St, Lutwyche QLD 4030 - located on the third floor with stunning Northern and Eastern views - Vera Bella Apartments offer a new rhythm for contemporary inner city living. Here is a rare balance that is struck between spacious interiors, tranquil gardens and the liveliness of the inner city. Positioned in a quiet residential pocket of historic Lutwyche, Vera Bella features luxurious modern interiors, refined finishes and is optimised for contemporary boutique living.

PROPERTY FEATURES:

- Main Bedroom includes Huge Walk in Robe and Ensuite.
- Second Bedroom good size with built-ins.
- Open Living, Dining & Kitchen.

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Price UNDER CONTRACT - MGM HOMES

Property Type Residential

Property ID 362

Floor Area 119 m2

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

- Separate Laundry and Large Linen cupboard.
- Spacious living areas with 2.7m ceilings.
- Kitchen has Asko stainless steel appliances, ceramic cooktop and pantry.
- Reconstituted stone bench tops with Polytec cabinetry.
- Fully Air Conditioned throughout.
- Full-height tiles to bathrooms.
- Second Linen cupboard and storage.
- 119m Total 82m Internal 36m Balcony.
- Northern and Eastern aspect from the large balcony.
- Professionally interior designed.
- Secure basement car parking.
- Lockable Separate storage cage.
- Pet friendly.
- The Property is tenanted until - 31/03/2026 at \$650 per week.

OUTGOINGS:

- Body Corporate Levies: \$612.40 per quarter
- Insurance Levy : \$128.62 per quarter
- Sinking Fund Balance: \$188,084.38
- Brisbane City Council Rates: \$548.80 per quarter
- Urban Utilities Water: \$327.05 per quarter

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
- 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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