



102, 29 Florrie Street, Lutwyche



WHEN STYLE AND LOCATION ARE EVERYTHING !!!

Vera Bella at Florrie Street introduces a new rhythm for contemporary living. Here a rare balance 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, unit 102 is located on the second floor at the front of the building.

The property is tenanted until 24/07/2026 returning \$550.00 per week.

PROPERTY FEATURES:

- Enormous Main Bedroom with Ensuite plus a Huge Walk in

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Price	\$785,000
Property Type	Residential
Property ID	368
Floor Area	103 m2

Agent Details

Michael McMahon - 0413 806 161

Office Details

MGM Homes
497 Lutwyche Rd Lutwyche,
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MGM MICHAEL McMAHON
HOMES

Robe.

- Open Living, Dining & Kitchen.
- Separate Laundry with storage.
- Large Linen/storage cupboard.
- Plantation Shutters throughout.
- Separate Powder Room.
- Air conditioned throughout the unit
- Spacious living areas with 2.7m ceilings.
- Asko stainless steel appliances and ceramic cooktop.
- Reconstituted stone bench tops with Polytec cabinetry.
- Fully Air Conditioned throughout.
- Full-height tiles to bathrooms.
- 70 m Internal living area 33 m = 103 m in total
- Eastern aspect and at the front of the complex.
- Professionally interior designed.
- Secure basement car parking.
- Pet friendly.

OUTGOINGS:

- Body Corporate Levies: \$612.40 per quarter
- Sinking Fund Balance: \$188,084.38
- Insurance Contributions: \$112.27 per quarter
- Brisbane City Council Rates: \$448.10 per quarter
- Urban Utilities Water: \$367.47 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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