



1, 28 Laura Street, Lutwyche



Ground floor Apartment – Prime Location !!!

This luxury private apartment is on the ground floor and has a great sunny aspect with breezes throughout the day. The apartment just doesn't compare to other units within the area it is definitely a must see as it will be sure to impress. The apartment with wrap around court yard and garden, boasts lifestyle, space, privacy and two private entrances. Conveniently located in Lutwyche and only a few minutes' walk to Lutwyche Shopping Center, Gyms, National food chains, Chalk Street Park, Kedron Brook, Bikeways, buses and Wooloowin train station all within walking distance.

The open plan living area flows through to an expansive private courtyard which captures natural light, privacy and is fully fenced. The kitchen is fitted stainless steel

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Price Contact Agent
Property Type Residential
Property ID 316

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

appliances which includes dishwasher, electric cooktop, oven plus ample storage. both bedrooms have built-ins robes, the master bedroom has built-in wardrobes and good size ensuite. The main bathroom has a bath, shower and internal laundry, plus your own private unique access to your secured parking area.

PROPERTY FEATURES :

- Two good size bedrooms with built-in robes
- Master with large ensuite, robe and fan.
- Second bedroom with built-in robes and fan.
- Open plan living area with plenty natural light.
- Modern kitchen with stainless steel appliances, dishwasher, ceramic cook top and oven.
- Luxurious stone bench tops.
- High ceilings throughout the apartment - 2.7 metres in height.
- Air-conditioned within the main area.
- Large double glass doors that flow out onto the front courtyard and gardens.
- Steel security mesh screens on doors and windows.
- Two private external access through the front courtyard and the secured parking area.
- Large secured courtyard and front and side garden area.
- Internal laundry within the main bathroom.
- Close to busway, public transport and Lutwyche Shopping Centre.
- Secured parking with extra storage.
- Visitor car parks.

OUTGOINGS:

- Body Corporate Levies: \$875.00 per quarter
- Insurance Levy: \$140.80 per quarter
- Sinking Fund Balance: \$124,552.14

- Brisbane City Council Rates: \$483.42 per quarter approximately
- Urban Utilities Water: \$280.42 per quarter approximately
- Currently tenanted from 30/10/2024 - 29/10/2025 at \$680 per week

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

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