



**SOLD**

## A TOWNHOUSE PACKED FULL WITH LIFESTYLE FEATURES.

Welcome to "WINDSOR AVENUES" in the heart of Lutwyche a secluded boutique complex, neighbouring Kedron Brook Park, Bikeways, Bus terminals, Schools, and Shopping Centres. When location and convenience is everything, look no further than here to call home.

Spread over two levels, this modern, well-kept, open-plan townhouse features 3 bedrooms, two bathrooms, a downstairs toilet, and a single lock-up garage. Downstairs is airconditioned and all about lifestyle with the lounge, dining, and kitchen connected as one. This tiled space also links with the garage, toilet, and outdoor patio providing plenty of space to spread out or entertain guests.

Upstairs is carpeted with 3 bedrooms; all with built-in robes, ceiling fans, and air conditioning. The spacious master bedroom is complete with an ensuite and walk-in robe. There is also a Juliette balcony on the western side – a perfect place to enjoy the afternoon sun from this elevated position.

The standout features of this home are the proximity to the Kedron Brook, security and potential power savings. When out exercising the dog along the well-used tracks aligning the Kedron Brook, rest assured knowing the home is safe with Crimsafe fitted throughout. In addition to the security is a whopping 6.6kw solar system, minimising or even eliminating your power bill over the term of the tenancy.

### PROPERTY FEATURES:

#### GROUND LEVEL

- Ample kitchen storage
- Tiled throughout with vertical blackout blinds
- Induction cooktop, under bench pyrolytic oven, dishwasher, and double stainless-steel sink.
- Separate toilet and Laundry with room for both washing machine and dryer
- Spacious private covered courtyard with outdoor roller blinds and low maintenance landscaped gardens
- Linen storage and additional storage area under the staircase
- Mounted Bracket for TV

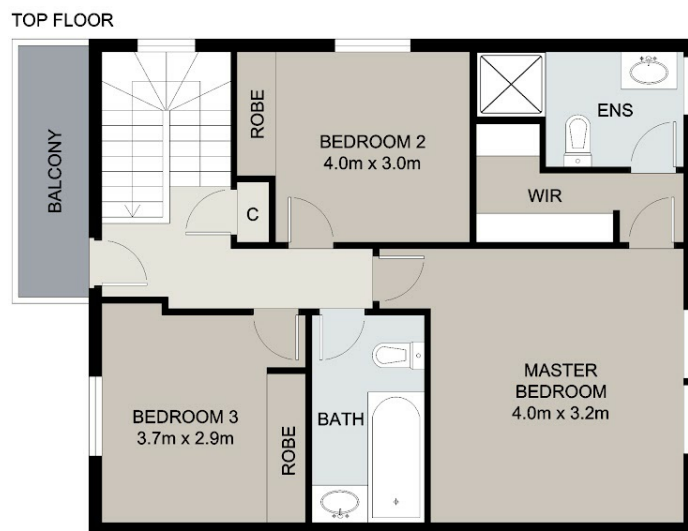
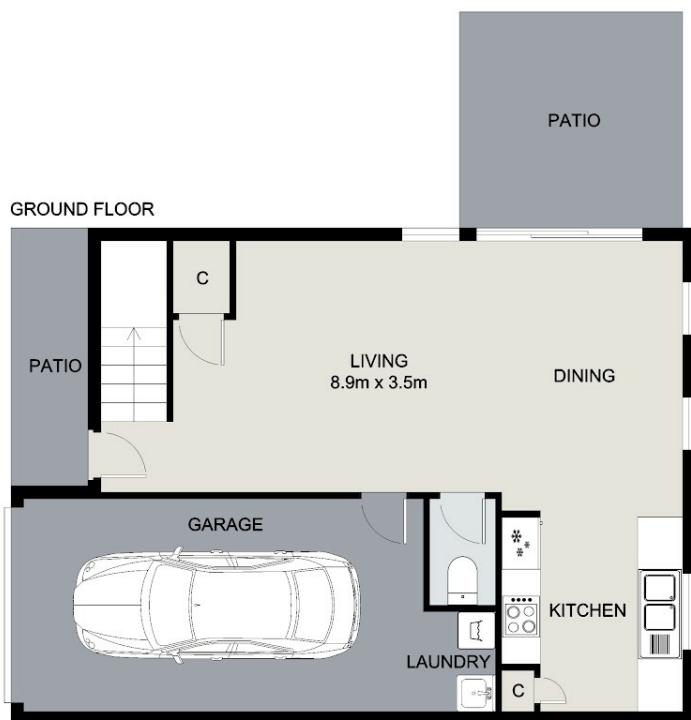
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$655,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.