



SOLD

SPACIOUS TOP FLOOR LIVING WITH PARKLAND ASPECT

Presenting to the market a fantastic opportunity for the savvy investor, first homebuyer or downsizer... this two bedroom, two bathroom unit with balcony front and back offering beautiful cross breezes is only one of six in the complex and is ideally located in a quiet leafy pocket of Lutwyche, well connected to major roads and public transport is a stones throw away. Direct gate access to Bradshaw Park and Kedron Brook Walkways providing bike paths, playground and stunning walks to explore and get your daily exercise and vitamin D!

Upon arriving at the complex, you will appreciate the boutique style of these units, all offering a lock up garage and privacy with the added feature of a rear gate through to Bradshaw Park extending the complex's landscape and offering a large green space to utilise as your very own backyard.

Once upstairs, the entry of the unit greets you drawing you to the modern timber floating floors, newly air-conditioned open plan living and dining area which flows out to the rear balcony, many a summers night spent here with a cold beverage listening to the birds in the trees that surround you.

The kitchen is a nice open space where preparing meals is easy and the breakfast bar offers the opportunity for conversation whilst preparation takes place.

Both bedrooms are generous in size and offer built in robes, ceiling fans, ensuites and balcony access to let the breezes flow through and enjoy your morning cuppa with a northerly aspect.

Currently tenanted at \$340 p/wk until 28/10/22 possibility to sign for another 12months.

This one will not last – Don't delay call Natalie today on 0419689309.

At a Glance:
Top Floor – 75m2 Internal 108m2 Total
2 x Ensuted Bedrooms
Balcony Front and Back
Overlooking Parkland

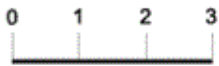
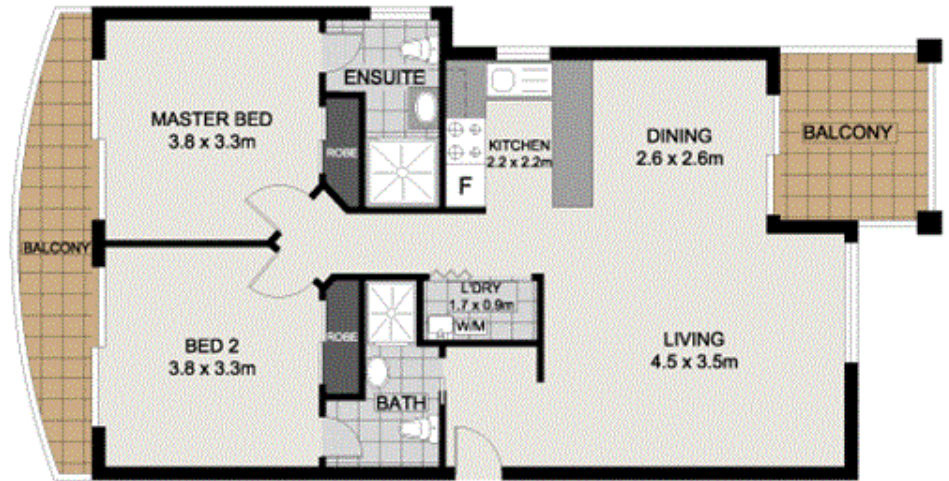
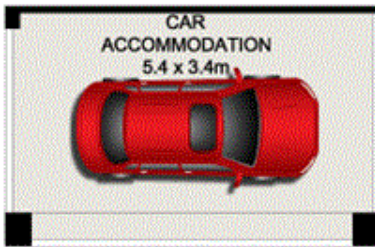
2 BED | 2 BATH | 1 CAR

PRICE:
\$455,000

OPEN FOR INSPECTION:
N/A



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 74.74m²
EXT : 13.12m²
CAR ACCOM. : 20.16m²

Unit 5/12 McGregor Avenue, Lutwyche

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.