



FOR SALE

**MOVE IN JUNE 25TH! MODERN LUTWYCHE
2BR/1BTH UNIT WITH LARGE BALCONY,
SECURE UNDERGROUND PARKING - JUST
STEPS TO LUTWYCHE TRANSLINK, SHOPS &
GYM!**

Lock in your 60 DAY SETTLEMENT and MOVE in! This 2br unit is outstanding value and won't last. Now available to move into on 25 June... Why pay rent when you can build future value.

Just 1 block from the Lutwyche TransLink terminal, 2 blocks from Market Central - Lutwyche and 3 blocks from the local gym. A perfect location offering outstanding value.

Your new unit features 70m2 of flowing internal and external living space. Light-filled with an open-plan layout, this unit welcomes you home. Stepping into the building you enjoy peace of mind with a secure entry system, intercom for added convenience with a digital unit door lock for ease of access. The air conditioning and reverse cycle aircon delivers a refreshing atmosphere throughout the year or just open the balcony's two large sliding doors for a natural breeze. The elegant kitchen and living area features Bosch induction stove cooktop, dishwasher, ceiling fans, and benchtop space perfect for hassle-free meal preparation, and entertaining.

The large master bedroom has direct access to the balcony and the second bedroom has a large built-in wardrobe for space optimization, perfect for a hybrid working home office. The living room accesses the large balcony. The apartment also includes a large bathroom and a designated underground parking in a secure garage, ensuring your car is safe and protected from the elements.

The current tenants will vacate on the 24th of June, offering you almost immediate access upon settlement and an exceptional future investment only 8km from the city.

- 70 metres of indoor and outdoor living space
- located on a quiet street
- only 1.5-minute walk to the Lutwyche Bus Interchange
- a 2-minute walk to Market Central Lutwyche and 3 to the Goodlife Health Club

2 BED | 1 BATH | 1 CAR

PRICE:
- UNDER OFFER -

OPEN FOR INSPECTION:
N/A



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APARTMENT TYPE 7

2 beds / 1 bath

Units 307, 407, 507

FLOOR AREA

Internal area 53m²

Balcony area 17m²

Total area 70m²

CIRCLE
ON FELIX



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.