



FOR SALE

MOVE-IN READY, MOMENTS FROM PICTURESQUE KEDRON BROOK!

Unbeatable position in the heart of Lutwyche, this well-presented first-floor apartment offers a fantastic combination of comfort, privacy and location. With a practical open-plan layout and excellent access to transport, shopping and recreational facilities, it is an ideal choice for an owner-occupier or astute investor.

The apartment features 2 spacious bedrooms and 2 bathrooms, including a private ensuite to the main bedroom. The main bedroom also enjoys a walk-in robe, while the second bedroom has built-in wardrobes with mirrored doors.

At the heart of the home is a well-equipped kitchen featuring stone benchtops, stainless steel appliances including an oven and dishwasher, and ample storage. The open-plan living and dining area is air-conditioned, opening onto a generous, leafy and private balcony, providing a peaceful outdoor space to relax or entertain.

Additional features include:

- Two bathrooms, with the second bathroom incorporating an internal laundry
- Secure allocated car space
- Large open-plan living with air-conditioning and sliding glass doors to balcony (includes fold down clothesline)
- First-floor position
- Lift in complex
- Ceiling fans in both bedrooms
- Tiled living areas, carpeted bedrooms
- Main bedroom with ensuite and walk-in robe
- Second bedroom with built-in mirrored wardrobes
- Stone kitchen benchtops
- Stainless-steel oven and dishwasher
- Generous kitchen storage
- Large, private 13m² leafy balcony
- Visitor parking and residents' car wash bay
- Selected furniture available with the property. Full inventory available upon request.

2 BED | 2 BATH | 1 CAR

PRICE:

OFFERS OVER \$789,000

OPEN FOR INSPECTION:

Oct 3 at 12:00pm - 12:30pm

Oct 4 at 12:00pm - 12:30pm

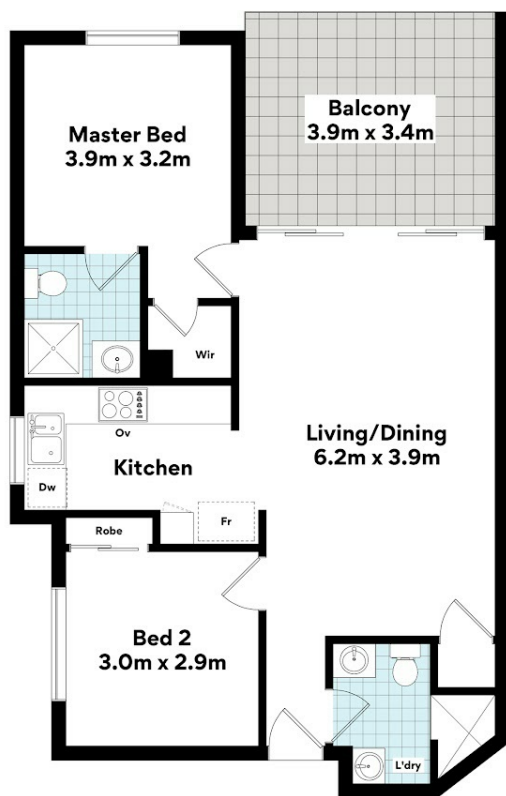


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**2/66 Lamington Ave,
Lutwyche**



FLOOR AREA SIZES

Internal	72.7m ²
External	13.3m ²
Car Space	13.5m ²
TOTAL	99.5m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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