3/19 Conon Street

Lutwyche QLD 4030



3	2	2	186 m²
BEDROOMS	BATHROOMS	CAR SPACES	TOTAL AREA

Spacious 3 Bedroom Townhouse for Sale in Lutwyche QLD | 186 sqm with City Views, Private Courtyard and Lock-Up Garage

OFFERS FROM

$1,290,000

01 The Home

From the main bedroom balcony at 3/19 Conon Street, the city skyline fills the view. It is the first feature people notice, and it sets the tone for a townhouse that offers generous space, a practical three-level layout and a highly convenient Lutwyche lifestyle.

PROPERTY OVERVIEW

Set across 186 square metres (includes ground floor lock up garage & storage, balconies and patio) and three levels, this is one of the larger three-bedroom townhouses in Brisbane's inner north. The layout is easy to understand: the ground floor provides the remote lock-up garage, under-stair storeroom and exclusive-use second car space beside the garage; the middle level is dedicated to living and entertaining; and the top floor is reserved for bedrooms.

LIVING AND OUTDOOR SPACE

The living level is open plan, with tiled floors, a study nook and a kitchen appointed with a gas cooktop, wall oven, dishwasher and pantry. The dining area opens to a covered patio and fenced private courtyard, giving the home an outdoor room that can be used for much of the year. A powder room and separate laundry are also on this level, so guests do not need to go upstairs.

BEDROOMS AND BATHROOMS

Upstairs, the main bedroom includes a walk-in robe, ensuite and city-facing balcony. The two additional bedrooms have built-in robes and share a family bathroom with a bath. The bedrooms and living area are all air-conditioned.







02 Floor Plan and Details



PROPERTY OVERVIEW

Property ID	**20P6827**
Property Type	**Townhouse**
Bedrooms	**3**
Bathrooms / Toilets	**2 / 3**
Home Size	**186 m²**
Garage / Car Space	**1 / 1**
Condition	**Good**
Aspect	**South**
Water Rates	**$360 quarterly**
Council Rates	**$611.81 quarterly**
Strata Levies	**$660 quarterly**
Current Rent	**$750 per week to 21 Dec**

KEY FEATURES

- Three-bedroom townhouse in Lutwyche, Brisbane's inner north
- Set across 186 square metres over three levels
- City views from the main bedroom balcony
- Main bedroom with walk-in robe and ensuite
- Two additional bedrooms with built-in robes
- Family bathroom with bath, plus powder room on the living level
- Open-plan living and dining with tiled floors
- Kitchen with gas cooktop, wall oven, dishwasher and pantry
- Study nook on the living level
- Covered patio and fenced private courtyard
- Remote lock-up garage plus exclusive-use second car space beside the garage
- Under-stair storeroom for additional storage
- Air-conditioning in the bedrooms and living area
- Short walk to Lutwyche City shopping centre, Lutwyche Road and Lutwyche busway station
- Close to the Royal Brisbane and Women's Hospital and Brisbane CBD
- Within the Windsor State School and Kedron State High School catchments
- Currently rented for $750.00 per week until 21 December this year
- Private inspections available by appointment only

03 Location and Lifestyle





THE LOCATION

Conon Street is a quiet, short residential street with minimal through traffic between Kenneth and McLennan Streets, placing the home within very close proximity to Kedron Brook Bikeway as well as within easy reach of Lutwyche's key amenities. Lutwyche Road, Lutwyche City shopping centre with Aldi, Coles and Woolworths, and Lutwyche busway station are all a short walk away. The Royal Brisbane and Women's Hospital is about 10 minutes away, the Brisbane CBD is around 15 minutes by commute, and the property sits within the Windsor State School and Kedron State High School catchments.

WHO THIS HOME WILL SUIT

This townhouse will appeal to buyers who want three bedrooms and two car spaces close to the CBD without the upkeep of a house. It will also suit downsizers who want shops, services and public transport within an easy walk.

TENANCY, INSPECTIONS AND PRICE

The property is currently rented for $750.00 per week until 21 December this year. Due to the tenancy, inspections are available by private appointment only.

Offers from $1,290,000 are invited. To arrange a private inspection, call Michael Carr on 0433 177 724.

PRIVATE INSPECTION

Michael Carr

0433 177 724

BURLINGTON PROPERTY AGENTS

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