SUBURB REPORT

Lutwyche

Brisbane QLD 4030



5.8 km	4,610	32	3 ways
NORTH OF THE CBD	RESIDENTS (2021 CENSUS)	MEDIAN AGE	BUSWAY, TRAIN, BIKEWAY

Independent Brisbane property advice for owners, investors and tenants.

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Lutwyche at a glance

Lutwyche sits on Lutwyche Road about 5.8 kilometres north of the CBD, with Kedron Brook and its bikeway along the north-western boundary. It covers just 0.9 square kilometres but holds a triple-supermarket shopping centre, a busway station on the Northern Busway, the entry to the Airport Link tunnel and several heritage-listed homes, including Conon, the 1863 house that gave Conon Street its name.

This report covers Lutwyche's history, how to get around, who lives here, where to shop, eat and play, the local schools and the unit market. Demographic figures come from the 2021 ABS Census. Property market figures are from CoreLogic.

CONTENTS

01	History	3
02	Location and getting around	4
03	Who lives here	5
04	Shopping, dining and coffee	6
05	Parks and play	7
06	Schools	8
07	The property market	9

SUBURB SNAPSHOT

Distance to CBD	**About 5.8 km north**
Area	**Approx. 0.9 sq km**
Population	**4,610 in 2021, up 33% on 2016**
Median age	**32 (Australia: 38)**
Council	**Brisbane City Council, Marchant Ward**
Busway	**Lutwyche busway station, Northern Busway**
Train	**Wooloowin station, about 1 km east**
State primary	**Windsor State School (catchment)**
State secondary	**Kedron State High School (catchment)**
Green space	**Kedron Brook parklands and bikeway**
Shopping	**HomeCo. Lutwyche: Woolworths, Coles, ALDI**

Sources: ABS 2021 Census; Brisbane City Council; Queensland Government

01 History

Lutwyche takes its name from Alfred Lutwyche, appointed Supreme Court judge at Moreton Bay in 1859, shortly before Queensland was granted self-government. He settled at Kedron Lodge overlooking Kedron Brook and gave the land for St Andrew's Church on Lutwyche Road, where he is buried. Brickworks, the road north to the Gympie goldfield and later the trams shaped the suburb: Queenslanders and cottages on the side streets, shops along the main road.

Pre-1840s	Part of the traditional lands of the Turrbal people.
1859	Alfred Lutwyche is appointed Supreme Court judge at Moreton Bay and settles at Kedron Lodge, overlooking Kedron Brook.
1863	Conon is built on what is now Conon Street. It is heritage-listed in 1992.
1866	St Andrew's Church of England opens on land Lutwyche donated. He is buried in its churchyard in 1880.
1867	Lutwyche Road becomes the start of the route to the Gympie goldfield. Brickworks send traffic the other way.
1874	A post office opens. A Methodist church opens near Wesley Street the same year.
1882	The railway station now called Wooloowin opens. Its original name was Lutwyche.
1914	Trams are extended up Lutwyche Road almost to Kedron Brook. About 700 people live in Lutwyche.
1920s	Shops multiply along the tramline, including the Imperial Picture Palace north of Stoneleigh Street.
1968	Trams stop running. In the late 1950s a tram ran along Lutwyche Road every two and a half minutes off-peak.
1974	A drive-in shopping centre opens with two supermarkets and 52 shops. It is redeveloped again in 2019.
1975	Lutwyche is formally named a suburb, after its shopping strip helped it keep a separate identity.
2012	Lutwyche busway station opens as part of the Northern Busway and Airport Link works.





ON CONON STREET

Conon, at 29 Conon Street, was built in 1863 and added to the Queensland Heritage Register in 1992. The McLennan family owned it for almost seventy years, and the neighbouring McLennan, Kenneth and Conon Streets are named after them. The house still sits in its garden setting.

Sources: Queensland Heritage Register; Queensland Places; Australian Dictionary of Biography

02 Location and getting around

Lutwyche is bordered by Windsor to the south, Wooloowin and Albion to the east, Kedron and Gordon Park to the north and Grange to the west. Lutwyche Road, part of Metroad 3, runs through the middle. In the 2021 Census, 17% of working residents used public transport to get to work, against 4% across Queensland.

MODE	WHERE	TO THE CITY
Busway	Lutwyche busway station, Truro Street, on the Northern Busway	Direct to the CBD, via the RBWH
Bus	Frequent express (333) and all-stops services on Lutwyche Road	Direct to the CBD
Train	Wooloowin station, Hudson Road, about 1 km east	Zone 1, about 5.6 km to Central; Airport line
Bike / walk	Kedron Brook Bikeway along the north-western boundary	Links to the northside bikeway network
Car	Lutwyche Road (Metroad 3) and the Airport Link tunnel	About 5 km to the CBD; airport about 11 km



WORTH KNOWING

Flooding

Some streets close to Kedron Brook are flood-prone. Check any address on Brisbane City Council's Flood Awareness Map before you buy.

Road noise

Homes facing or backing onto Lutwyche Road hear more traffic than the quieter side streets east and west of it.

Parking

With most homes being apartments, street parking near the shops is in demand. Homes with two car spaces have an edge.

Sources: TransLink; Queensland Rail; ABS 2021 Census; Brisbane City Council

03 Who lives here

Lutwyche is young, well educated and mostly renting. Almost a third of residents are in their twenties, 42% hold a bachelor degree or higher (Queensland: 22%), and hospitals are the largest single employer of residents, reflecting the short trip to the Royal Brisbane and Women's Hospital. The population grew by a third between the 2016 and 2021 censuses as new apartments were completed.

POPULATION
4,610
3,454 in 2016

MEDIAN AGE
32
Australia: 38

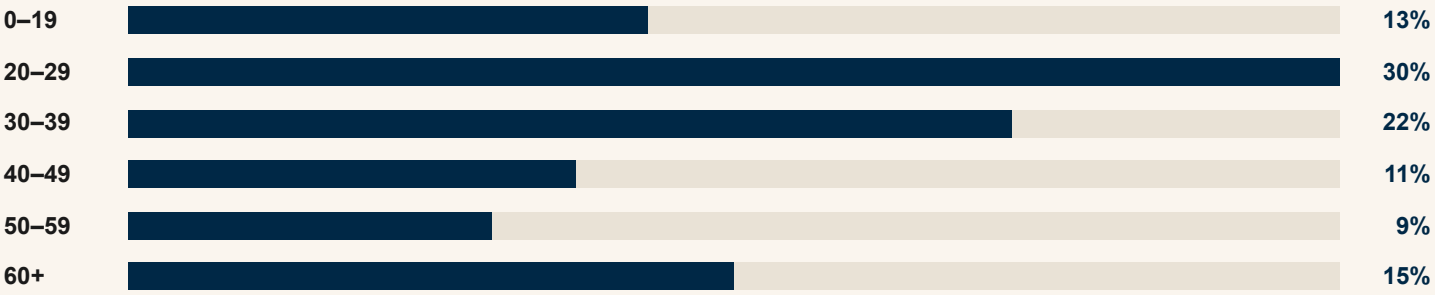
HOUSEHOLD INCOME
$1,872
Median per week · Australia: $1,746

MEDIAN RENT
$395
Per week, 2021

MORTGAGE REPAYMENTS
$1,820
Median per month, 2021

DWELLINGS
2,444
Average 2 people per household

AGE PROFILE · SHARE OF RESIDENTS





READING THESE FIGURES

Apartments make up 78% of occupied dwellings and 66% of homes are rented, so the suburb averages lean young and transient. Only 3.5% of dwellings are townhouses and 20% have three bedrooms, which is why larger townhouses with parking are in short supply. Results from the August 2026 census are due in 2027.

Source: ABS 2021 Census QuickStats, Lutwyche (SAL31706)

04 Shopping, dining and coffee

Lutwyche's strength is everyday convenience. Its shopping strip kept the suburb's identity when it risked being absorbed by its neighbours in the 1970s, and it remains the reason many buyers choose it. For a wider choice of restaurants, Windsor, Albion and Wilston are all a few minutes away.





EVERYDAY SHOPPING

HomeCo. Lutwyche at 543 Lutwyche Road is one of few Queensland centres anchored by all three supermarkets: Woolworths, Coles and ALDI. A redevelopment completed in 2019 added a medical precinct and offices, and the centre has more than 30 specialty shops, including Australia Post and a chemist.

RESTAURANTS

Lutwyche Road has a long run of small, mostly family-run restaurants. Leon Chinese Restaurant is a well-reviewed Cantonese favourite. Windsor, Albion and Wilston add more choice within a few minutes' drive.

COFFEE

Inbound Espresso and Espresso House Windsor, tucked behind Maygar Street, are local favourites. The shopping centre and the Lutwyche Road strip have several more.

PUBS

The Crown Hotel on Lutwyche Road is the suburb's local. The Kedron Park Hotel, where Lutwyche Road meets Kedron Brook, was already trading before the trams were extended in 1914.

Venues listed as at October 2026. Trading hours and ownership change; confirm before visiting.

05 Parks and play

Kedron Brook is Lutwyche's back garden: a green corridor of parkland and sports fields with a bikeway running its length. Streets close to the brook are among the most sought after in the suburb for that reason.



Kedron Brook Bikeway

MITCHELTON TO TOOMBUL

A creek-side path of almost 20 kilometres, with access points in Lutwyche, Kedron, Gordon Park and Grange. It is flat, largely off-road and suits walkers, runners, families on bikes and commuters heading east or west across the northside.

Further east the path reaches Kalinga Park, with one of the northside's best-known playgrounds, an easy family ride from Lutwyche.



Prentice Park

LUTWYCHE · ON KEDRON BROOK

Prentice Park sits on the bank of Kedron Brook, within walking distance of Swinburne Street and Lutwyche Road. It has open playing fields, a public playground and a direct connection to the Kedron Brook Bikeway.

The fields are home to North Brisbane FC, so weekends bring junior and senior football through the season.

CLOSER TO HOME

Smaller local parks include Bradshaw Park, W.A. Jolly Park and Vera Canale Park, and the Damon Road Park playground near the brook. Kedron Brook connects at its eastern end to the wider northside bikeway network.

Sources: Brisbane City Council; Queensland Heritage Register

06 Schools

There are no schools inside Lutwyche's small boundary, but two state schools have catchments covering the suburb and several established Catholic schools are within a short drive in Kedron and Wooloowin.

STATE PRIMARY · IN CATCHMENT

Windsor State School

34 Harris Street, Windsor · Prep to Year 6 · co-educational · about 689 students. Roughly 1 km from central Lutwyche.

STATE SECONDARY · IN CATCHMENT

Kedron State High School

34 Park Road, Wooloowin · Years 7 to 12 · co-educational · about 1,477 students. Roughly 1.2 km from central Lutwyche.

OTHER SCHOOLS NEARBY

Wooloowin State School	State primary, heritage-listed	Wooloowin
Holy Cross School	Catholic primary	Wooloowin
St Anthony's School	Catholic primary	Kedron
Padua College	Boys, Catholic, Years 5–12	Kedron
Mount Alvernia College	Girls, Catholic, Years 7–12	Kedron

UNIVERSITIES AND HOSPITALS

QUT Kelvin Grove and the Herston health precinct, including the Royal Brisbane and Women's Hospital and UQ's Herston campus, are a short trip south along Lutwyche Road or the Northern Busway.



CHECK THE CATCHMENT

School catchments change. Look up any address on the Queensland Government's EdMap service, and confirm with the school, before relying on it in a buying decision.

Sources: Queensland Department of Education; CoreLogic; school websites

07 The property market

UNITS · MARKET SNAPSHOT

DATA: CORELOGIC · OCTOBER 2026

MEDIAN VALUE	12-MONTH CHANGE	5-YEAR CHANGE	SOLD
$886K	**+15.3%**	**+108.7%**	**105**
Units	Median value	Median value	Last 12 months

DAYS ON MARKET	AVERAGE TENURE	MEDIAN ASKING RENT	NEW LISTINGS
14	**9.1**	**$660**	**113**
Median	Years held	Per week · 201 observations	Last 12 months

Lutwyche unit values have more than doubled in five years and rose 15.3% in the last twelve months. Units sell in a median of 14 days, and the 105 sales against 113 new listings show stock being absorbed almost as fast as it arrives. For owners, that points to strong buyer depth; for buyers, well-presented stock rarely sits for long.

WHY LUTWYCHE HOLDS ITS APPEAL

Access

A busway station, a train station 1 km away, the Airport Link tunnel and a creek-side bikeway. Few suburbs this close to the CBD have all four.

Amenity

Three supermarkets, Lutwyche Road's shops and Kedron Brook's parklands are within walking distance of most homes.

Limited larger stock

Townhouses are just 3.5% of dwellings and only one in five homes has three bedrooms, so family-sized units are scarce.



TALK TO US ABOUT LUTWYCHE

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Burlington Property Agents has prepared this report from sources believed to be reliable, including CoreLogic, the Australian Bureau of Statistics, Brisbane City Council and the Queensland Government. We cannot guarantee its accuracy and it does not constitute financial advice. Interested parties should make their own enquiries.