



303-307 Swann Road, St Lucia

Inviting Character Home on Swann Road with Stunning Views




Step Back in Time with this Exquisite Pre-War Residence in St Lucia

Discover a rare gem in the highly sought-after suburb of St Lucia. This pre-war residence, brimming with character and charm, sits on a generous 1215m²/u178? block and offers the perfect blend of historical elegance and modern potential. With five spacious bedrooms, multiple living areas, and ample outdoor space, this home provides room for the entire family and endless possibilities for renovation or enhancement.

Subdivision & Development Potential: This property offers the exciting potential to realign the boundaries and create a subdivision opportunity, allowing for a new rear block (subject to Brisbane City Council approval). The rear block, with elevated views, presents an exceptional chance for development while retaining the charming pre-war home at the front. With a 30m frontage across three lots, this unique offering provides valuable development flexibility.

Key Features:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
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AGENTS

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AGENCY

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 **LJ Hooker**

- Five Spacious Bedrooms: Generous room for family living or guests.
 - Versatile Living Areas: Cozy living room with a fireplace, dedicated media room, and family dining space perfect for entertaining.
 - Separate Study: Ideal for home offices or peaceful reading nooks.
 - Kids/Retreat & Rumpus Room: Great spaces for play, relaxation, or hobbies.
 - Balcony with Views: Enjoy stunning vistas from the comfort of your own home.
 - Lock-Up Garage & Carport: Convenient parking options for multiple vehicles.
 - Unique Character: This home retains its original pre-war charm, featuring high ceilings, polished timber floors, and intricate moldings. It offers a spacious layout that invites endless renovation possibilities while preserving its timeless character/truly a renovator's delight.
- Educational Excellence: Families will appreciate the convenience of being close to renowned schools like Ironside State School, Indooroopilly High School, and St Peter's Lutheran College, all known for their academic achievements and strong community involvement. With the University of Queensland nearby, this property also offers excellent access to higher education opportunities.
- Location Highlights:
 - Enjoy the cosmopolitan lifestyle of Hawken Village with its nearby restaurants, cafes, and shops.
 - Easy access to public transport, including buses and the CityCat for a quick commute to Brisbane's CBD.
 - Close proximity to Toowong Village, Indooroopilly Shopping Centre, and St Lucia Golf Course for shopping and leisure.
 - This property offers a unique opportunity to secure a piece of St Lucia's real estate, whether as a family home, investment, or development opportunity. With its unbeatable location, charm, and potential, it's a rare find that ticks all the boxes.

Contact Eddie Singh on 0450 534 643 to arrange a viewing or for more information.
This could be the dream home or investment opportunity you've been waiting for!

Disclaimer: The information provided in this property advertisement is deemed to be accurate at the time of publication, but it is not guaranteed and should not be relied upon as definitive. Buyers are encouraged to conduct their own independent investigations and due diligence to verify all details and assess the property's suitability for their needs. The property is being sold as-is, and no warranties or representations are made regarding the accuracy of the information provided.

MORE DETAILS

Property ID 11AHYT
Property Type House
Land Area 1215 m2
Including Air Conditioning
Pool
Courtyard
Balcony
Deck
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced

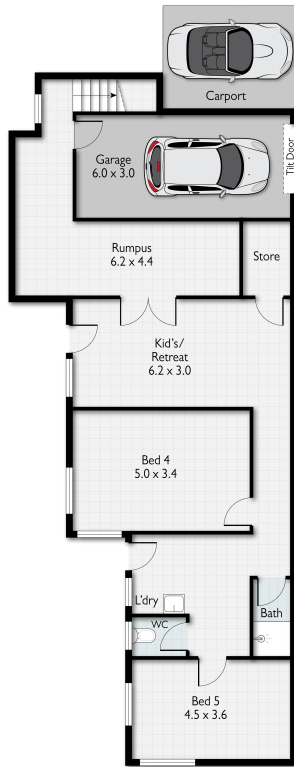
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LOWER LEVEL



ENTRY LEVEL

5 2 2 305sqm



Scale in meters. Indicative only. Dimensions are approximate.
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