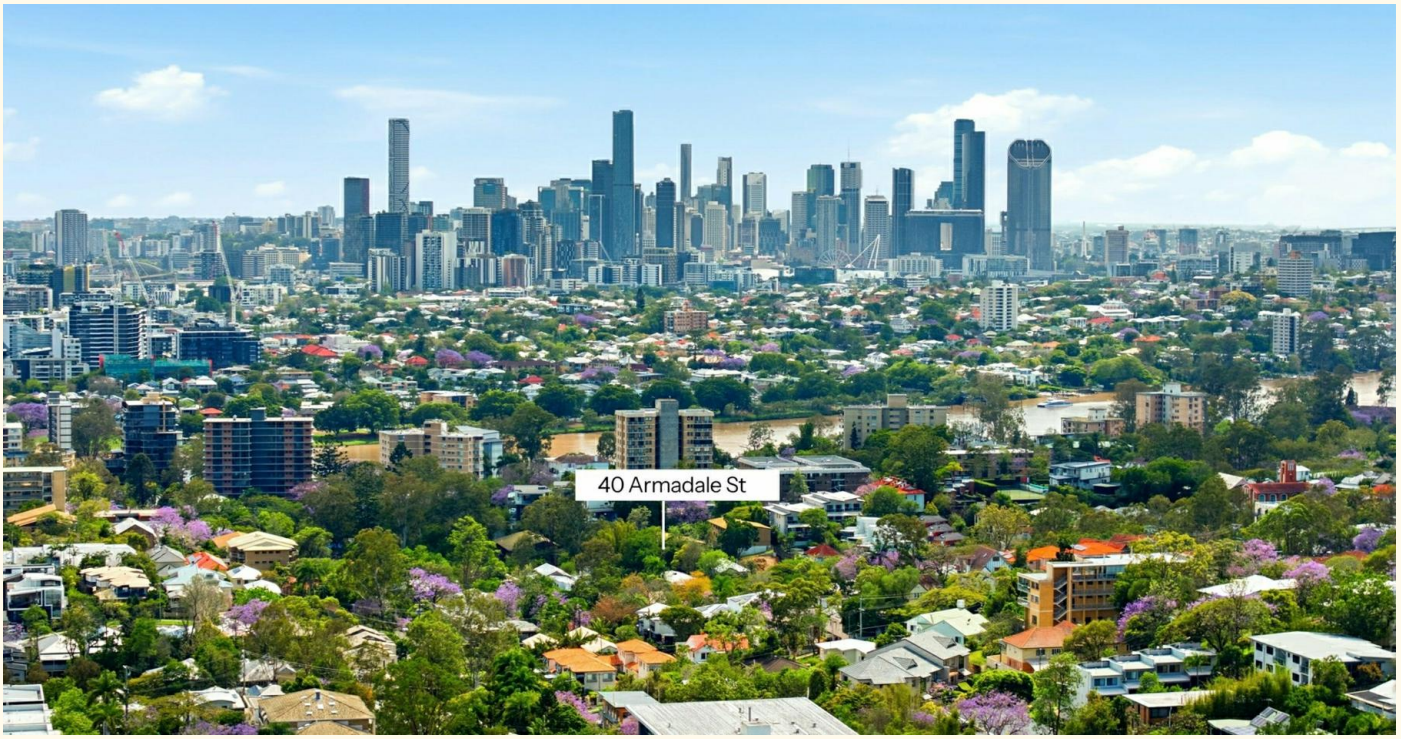








40 Armadale Street, St Lucia

Landbank, Invest or Explore the Development Potential in Prime St Lucia

ON SITE AUCTION
21ST NOVEMBER 2026 @12.00PM

An Outstanding Opportunity for Investors, Land Bankers and Developers!

Positioned in one of Brisbane's most sought-after inner-west suburbs, 40 Armadale Street presents an exciting opportunity to secure a substantial **607sqm landholding** with excellent investment appeal and future possibilities.

Situated within a LMR2 Low-medium density residential (3 or 4 storey mix), the property offers buyers the opportunity to investigate a range of residential development options, including potential increased building heights, subject to Brisbane City Council approval and applicable planning controls.

Whether you're looking to landbank for future growth, secure an investment property, renovate the existing home or explore

3 1 1

AUCTION
Sat 21st Nov @ 12:00PM

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS

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Interested parties must rely solely on their own enquiries.

redevelopment opportunities, this property offers flexibility in a highly desirable location.

The existing three-bedroom home provides immediate liveability and potential rental income, allowing buyers to hold the property while considering their long-term plans.

Property Highlights

- Generous 607sqm allotment with approximately 15m frontage
- LMR2 Low-medium density residential (3 or 4 storey mix
- Opportunity to investigate future residential development potential (STCA)
- Ideal for investors, land bankers, renovators and developers
- Existing three-bedroom, one-bathroom home
- Potential to generate rental income while holding the property
- Timber flooring and established leafy surroundings
- Convenient location in a highly desirable inner-west suburb

Prime Location and Convenience at Your Doorstep

St Lucia is renowned for its proximity to leading educational institutions, shopping destinations, public transport and lifestyle amenities.

- Walking distance to local shops, cafes, parks and bus stops
- Within the Ironside State School and Indooroopilly State High School catchments
- Minutes from St Peters Lutheran College, Brisbane Boys' College, QASMT, Brigidine College and the University of Queensland
- Approximately 4 minutes' drive to Toowong Village and Toowong Railway Station
- Approximately 6 minutes drive to Indooroopilly Shopping Centre
- Approximately 6km to Brisbane CBD

Secure the Land. Explore the Possibilities.

With its substantial landholding, established location and potential for future residential development, 40 Armadale Street presents an appealing opportunity for buyers looking beyond the existing residence.

- *Landbank it. Invest in it. Renovate it. Or explore its development potential.**

Opportunities to secure well-located residential land in St Lucia deserve serious consideration.

- *Disclaimer:** Information is provided in good faith from sources believed reliable, without warranty as to accuracy or completeness. Measurements, floor plans, images and travel times are indicative only. Some photographs have been digitally enhanced, virtually staged or edited for presentation purposes. Zoning and development potential are subject to relevant planning controls and approvals (STCA). Bective Pty Ltd t/a LJ Hooker St Lucia and the seller accept no liability for reliance on this information. Buyers should conduct their own enquiries and seek independent professional advice.

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MORE DETAILS

Property ID	1QVHYT
Property Type	House
Land Area	607 m2

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(Not In Position)

3 1 1 98sqm

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Scale in meters. Indicative only. Dimensions are approximate.
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