

# 266 Hawken Drive, St Lucia, Qld 4067

Harcourts Property Partners

## House For Sale

Thursday, 13 June 2024

266 Hawken Drive, St Lucia, Qld 4067

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 506 m2**

**Type: House**



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## Auction

A rare opportunity to secure a home in the very heart of St Lucia, is now on offer! Whether you are looking for your next home or looking to take on a property to increase your investment portfolio, then this home is a must see. This solid, double brick home consists of hardwood timber floors throughout. Split over 2 levels, at street level the home boasts an expansive living room which flows through a large dining room and into a spacious kitchen flooded in natural light and with an abundance of storage and bench preparation space. On this level there are 3 large sized bedrooms and a bathroom, with separate toilet. Downstairs is open to your imagination, maybe another bedroom or a study, with a storage area or a wine cellar and powder room. Built on 506m<sup>2</sup>, this elevated location of this home provides the privacy and serenity, taking you away from the hustle & bustle of its incredible location. A large covered patio off the upper level provides breathtaking views to the east, allowing entertaining all year round. And here's a thought - if you add a level then you'll get an added bonus of city views! It's a cliché, but the incredibly convenient location is key to this home. Only a short walk in one direction to the University of Queensland, and in the other direction only a few minutes down the road to shopping areas boasting restaurants & convenience stores. This home falls into the highly sought after catchments of the Ironside State School for primary, and Indooroopilly State High School for secondary. There are several private schools also only minutes away such as St Peter's Lutheran College, Ambrose Treacy College, Brigidine College and the Holy Family Primary School.

**FEATURES:-** Large lounge room area- Separate dining room or room for the kids- 3 large bedrooms, one with built in robe- Spacious kitchen with heaps of storage and bench space, flooded in natural light- Hardwood timber floors throughout upper level- Solar power, 2kw inverter, 8 panels on the roof- Gas hot water with mains gas supply

My seller is highly motivated and ready to meet the market. Don't let this incredible opportunity pass you by, see you at the open home. For further information please contact Georgie Ford today!

**Brisbane City Council Rates:** \$650 p/quarter  
**Rental Appraisal:** \$740 - \$780 p/week  
**Disclaimer:** This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.