

399 Swann Road, St Lucia, Qld 4067

Doug Disher Real Estate

House For Sale

Friday, 17 May 2024

399 Swann Road, St Lucia, Qld 4067

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 405 m2

Type: House



Toby Disher
0738701234



Doug Disher
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Offers over \$1,600,000

In what is probably the only quiet stretch of Swann Rd, this solid, double-brick home sits in a prized, leafy and elevated position in one of Brisbane's most desirable suburbs. It's a mere 160m from Ironside State School, 220m from St Lucia Golf Course and 1.4km by road to The University of Queensland. For sale for the first time since it was built in the 1980s, it's full of charming features and brimming with potential. On an easily maintained 405sqm block, with a 10.1 metre frontage (approx), this is low maintenance at its best. It provides light-filled living spaces, vaulted ceilings, ample cupboard space and a lovely family-friendly layout. All three bedrooms are air-conditioned, the master has a huge walk-in wardrobe and the back deck overlooks a beautiful, private garden. While the upstairs carpet has seen better days, it's probably hiding some lovely hardwood floorboards. If you like yellow, you're going to love the kitchen! If not, you can renovate and put in the modern kitchen of your dreams. The family room downstairs makes for a cosy retreat, but could also be converted to create a fourth bedroom or study to accommodate a larger family, or to increase an investor's rental return. Parents of students at Ironside State School will absolutely adore the location and its ease of access to school. Within a short stroll you also have Briki Espresso and Gelato Bar, Amphora, and the Hillstone Hundred Acre bar. There's a yoga studio and Stepz Fitness just around the corner, with a pharmacy and Liquorland in the same set of shops. Within a slightly larger radius you've got Hawken Village and the Gailey Fiveways, with plenty of restaurants and convenience stores to choose from, as well as Indooroopilly Golf Club. The location offers so much, and at 30m above sea level, you won't have to worry about flooding here. With the layout and features, it's an exciting opportunity for an incredible renovation, or perhaps to start again and make the most of this wonderful position. For access to the information page, with a copy of the contract, building and pest reports, plus other information, please submit an email enquiry, or call us.