

303-307 Swann Rd, St Lucia, QLD 4067

FOR SALE

House 5 2 1



Boundary outline is for illustrative purposes only. It may not be accurate.



## 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 1215m<sup>2</sup> 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:

- 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:

### Listed By

Eddie Singh

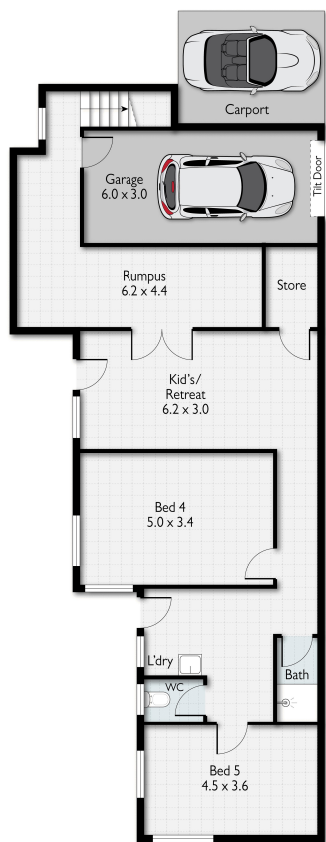
Mobile: 0450 534 643

### Open for Inspection

By Appointment.



## Floorplan



5 2 2 305sqm



Scale in meters. Indicative only. Dimensions are approximate.  
 All information contained herein is gathered from sources we believe to be reliable.  
 However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.