

74 Hawken Dr, St Lucia, QLD 4067

Sold - 5/12/2024

House 3  1  1 



## Prime Development Opportunity or Spacious Family Oasis in St

AUCTION ON -SITE ON 06 OCTOBER 2024 @11.00AM

St Lucia is renowned for its family-friendly environment and proximity to top educational institutions, making it a prime location for families and investors. The property is close to Ironside State School, Indooroopilly State High School, St Peters College, and the University of Queensland. With easy access to three bus routes and the vibrant amenities of Hawken Drive, including shops and restaurants, this location offers both convenience and lifestyle.

Explore the potential of this expansive 225m<sup>2</sup> family home situated on a generous 1013m<sup>2</sup> FLAT Block of land in the prestigious suburb of St Lucia, Brisbane. This property, featuring two lots on two single title, offers a unique opportunity for renovators, investors, no character zoning, and families alike, combining ample space with exceptional potential.

The home itself boasts 3 spacious bedrooms, two living areas, and a sunroom that fills the space with natural light. It also includes a formal dining room, a large living area with a fireplace, and a well-appointed outdoor entertaining area with a courtyard. Additional amenities include two sheds for ample storage and a dedicated dining area.

St Lucia is celebrated for its family-friendly atmosphere and proximity to some of Brisbane's most prestigious educational institutions, making it an ideal location for families and investors alike. This property is strategically located within the catchment area for top schools such as Ironside State School, Indooroopilly State High School, and St Peters College, as well as being close to the University of Queensland. The convenience of three bus routes and the vibrant amenities of Hawken Drive, including shops and restaurants, further enhance the appeal of this location.

Whether you are looking to develop the land or enjoy a spacious, well-appointed family home in one of Brisbane's most desirable suburbs, this property offers exceptional potential.

Don't miss this opportunity! Contact Eddie Singh today on 0450 534643 to discover all that this remarkable property has to offer.

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

### Listed By

Eddie Singh

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Floorplan



Internal 180m<sup>2</sup> External 45 m<sup>2</sup> Total 225 m<sup>2</sup>

3 1 2



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.