

\$1,100,000 - 1304 Sydney Street, San Luis Obispo

MLS® #SC25198010

\$1,100,000

3 Bedroom, 2.00 Bathroom, 1,772 sqft
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Set on a generous corner lot in one of San Luis Obispo's most sought-after neighborhoods, this single-level home offers timeless appeal and everyday functionality just minutes from downtown. Surrounded by mature juniper bushes, the front yard provides a natural screen from the street, while the low-maintenance landscaping keeps weekend chores at a minimum.

Inside, take in the open layout anchored by a light-filled living room, complete with a classic brick fireplace and expansive floor-to-ceiling windows that frame scenic views of the surrounding hills. The adjacent dining area flows seamlessly into the kitchen, where vintage charm meets modern utility. Original features like the pull-out cutting board and period trim are complemented by a newer gas range, wall-mounted faucet, and plenty of cabinet space.

A flexible bonus nook off the dining area makes the perfect spot for a home office, study space, or casual meals. Down the hall, the Owner's Suite includes wall-to-wall closet storage, overhead cubbies, and an en-suite bath with tiled shower and matching vanity. Two additional bedrooms and a full hallway bath round out the private wing of the home.

Out back, a concrete patio leads to a gated driveway and oversized two-car garage with



laundry hookups. But the true bonus? A massive 789 sq ft shop providingÂ endless potential for creative projects, home gym, or studio conversion. The roof was replaced in 2013, and a central vacuum system adds value and convenience.

Located within walking distance to Sinsheimer Park, the Swim Center, Johnson Park, and the Terrace Hill trailheadâ€”this home blends a desirable location with the opportunity to refresh and personalize. A rare find with space to grow and room to dream.

Built in 1953

Essential Information

MLS® #	SC25198010
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,772
Acres	0.20
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Lindsey Harn
Listing Office	Christie's International Real Estate Sereno

Community Information

Address	1304 Sydney Street
Area	SLO - San Luis Obispo
Subdivision	San Luis Obispo(380)
City	San Luis Obispo
County	San Luis Obispo
Zip Code	93401

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Corner Lot
Roof	Shingle
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Recessed Lighting, Storage, All Bedrooms Down, Built-in Features, Central Vacuum, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	San Luis Coastal Unified
----------	--------------------------

Additional Information

Date Listed	September 3rd, 2025
Days on Market	8
Zoning	R1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 27th, 2026 at 9:11am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.