

# 29 Torrington Street, Spring Hill, Qld 4000

## House For Sale

Tuesday, 14 May 2024

29 Torrington Street, Spring Hill, Qld 4000

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 358 m2

Type: House



Sam Mayes  
0735107600



Zac Tully  
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## Auction

Auction Location: On-Site Introducing this very comfortable, meticulously maintained 3-bedroom character cottage on a 358m<sup>2</sup> allotment nestled in a prime Spring Hill location with a development approval to raise and renovate to create a home for the next generation. This property combines the convenience of modern living in a comfortable home in a prime location, with the right to develop at a time of your choosing and will appeal to both homeowners, astute investors and developers alike. Choose to reside with your family in this highly liveable residence, with a thoughtfully designed layout that seamlessly blends contemporary features with the cottage's inherent charm. Featuring 3 spacious bedrooms, designed for comfort and serenity this home is the epitome of modern living. The open veranda, adorned with a timber deck and lofty ceilings invites endless possibilities for outdoor entertainment and the large Spring Hill allotment boasts ample space for up to 4 cars. The location of this home is ideal for modern convenient living being within walking distance to prestigious educational institutions such as the Grammar schools, St Josephs College Gregory Terrace, IES College and a plethora of amenities including the historic Spring Hill Baths, Roma Street Parklands, Victoria Park, coffee shops and dining options. Free bus (Spring Hill loop) 100 metres from your doorstep. Comes every 15 minutes and major transport links are just moments away making this home an ideal choice for families seeking a home in close proximity to quality schools with the perfect balance of tranquillity and connectivity. The city is a mere 6 minutes away from the closest bus stop. This cottage offers more than comfortable living and a desirable address. With a Development Approval (DA) to raise and renovate this home already approved by Council and a full set of architectural and engineering plans and specifications crafted by esteemed architects - OH Architects, the groundwork has been laid to unlock the full potential of this gem and transform this residence into a stunning modern abode, with 4 bedrooms, 2 living areas, modern kitchen and dining, 3 bathrooms, large undercover entertaining deck and a 2 car garage. For those with an eye for development, this property presents an exciting opportunity. Torrington Street is experiencing urban gentrification with recently completed developments at both ends of the street setting the standard for what is to come. Whether you are a builder looking for your next project, a family seeking a home where children can walk to prestigious schools or an investor looking for upside development potential, this beautifully decorated, tranquil home with pre-approved DA plans and construction drawings provides a seamless pathway to realizing your vision. Don't miss out on the chance to live in or develop this property in one of Spring Hill's most coveted locations. Auction on Saturday the 15th of June at 11:00am. Disclaimer: This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.