

8 Hill Street, Spring Hill, Qld 4000



House For Sale

Monday, 27 November 2023

8 Hill Street, Spring Hill, Qld 4000

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 544 m2

Type: House



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FOR SALE

Being offered to the market for the first time ever and perched on a commanding 544m² block in the heart of Spring Hill, this family friendly home was built and designed with impressive proportions. With a welcoming front facade, private and secure access, you even have two grassed areas - which is hard to find in an inner-city location like this. Add to this the home offers a secure double lock up garage as well as room for an additional 2 cars in the driveway. Currently offering the ideal layout for the larger family or those looking for dual living options, the recent updates throughout now have the home in a move-in ready condition.

THE GROUND FLOOR Entering the home you are welcomed by a light filled entry space and stair case to the upper level. You will also find internal access from your over-sized double (tandem) garage and private access to the ground floor living zone. The main living and dining zone on this level is light filled, air-conditioned and boasts over 30m² of flexible space. You will also find two great sized bedrooms on offer which are both air-conditioned. The home office is an ideal space for those looking to work from home or as a study for the kids. Alternatively, if you are in need of additional car accommodation or a work shop, this would be an easy conversion to do. The renovated bathroom on this level is also wheelchair friendly in its design, with its floor to ceiling tiling and modern upgrade in recent years having also been done. The ground floor also offers a full-sized kitchen, with an abundance of storage and bench space on offer. You also find stainless steel appliances and gas cook top. In keeping with the homes generous proportions, the laundry is no exception as it is the size of a generous bedroom. Both the laundry and kitchen offer access to the back yard. One of the more uncommon features is that you actually have a back yard, with both grassed and concreted zones on offer. This blank canvas is ready for the new owners to create something special.

THE TOP FLOOR As you walk upstairs you are met with a spacious living area, 32m² of living to be exact, which provides ample room for various activities, be it entertaining, relaxing or spending quality time with family. It is light filled and airy with beautiful terrazzo tiles. The balcony situated off the living space is wonderful addition, providing an outdoor space to relax and catch cool breezes. This can be especially refreshing during warm weather. Moving from the living area is the expansive dining room suitable for the large family to enjoy meals with loved ones or to host potential gatherings. The large timber kitchen is not only aesthetically pleasing but also functional. It certainly adds warmth and character to the space with a set of external stairs to the downstairs. The kitchen has ample counter and storage space, making it a practical and inviting area for cooking and meal preparation. The bathroom is user friendly for a large family and a separate toilet. In keeping with the homes generous proportions, the 4 bedrooms are all large and comfortable with pleasant carpet flooring.

THE LOCATION At just one kilometre from the GPO in one of Brisbane's most admired, character filled precincts, 8 Hill Street offers an exciting gateway to the CBD's world-class shopping, dining, recreational and cultural attractions. It is also conveniently close to the cafe societies of Spring Hill, Paddington, Fortitude Valley and New Farm, you are never more than 10 minutes from everything this unique locality has to offer. The location is exceptionally close to some of Brisbane's leading secondary colleges - Brisbane Boys Grammar, Brisbane Girls Grammar and St Joseph's College Gregory Terrace are all a short stroll away. All Hallows Catholic Girls' College is also nearby in Fortitude Valley. Nearby is the Centenary swimming pool and gymnasium complex. The RNA Show grounds are just around the corner and Victoria Park is only minutes away. Other handy facilities include convenience shopping, tennis courts and the Roma Street Parklands. St Andrews Private Hospital is a short distance away with the Royal Brisbane Hospital, The University of Queensland Medical School and the medical specialists of Wickham Terrace also within easy reach. Some of Brisbane's most beautiful Churches and Cathedrals are within walking distance.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Commanding Family Residence Dual Living Updated and Modernised Amazing Location 544m² Block with 13.3m Frontage Move In Ready Built Early 1970's