

**111 Rogers Street, Spring Hill, QLD, 4000**

**House For Sale**

Thursday, 1 August 2024

111 Rogers Street, Spring Hill, QLD, 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Zac Tully

0413820274

## Charming Spring Hill Cottage: Historic Elegance Meets Modern Convenience

Auction Location: Onsite

Discover the charm and elegance of this delightful Spring Hill cottage, a true gem in one of Brisbane's most sought-after neighbourhoods. This beautiful home boasts two spacious bedrooms, with the main bedroom featuring a luxurious ensuite and a study offering breathtaking views of the city skyline. With two well appointed bathrooms and a lock up garage with additional off street parking, this property perfectly combines comfort and convenience.

Step inside to be greeted by high ceilings and breezeways that allow natural light to flow throughout the home. The cottage seamlessly blends gorgeous character features with modern conveniences, ensuring a comfortable and stylish living experience. The thoughtfully designed layout maximizes space and functionality, making it an ideal retreat for both relaxation and entertaining.

The heart of the home is the inviting living room, which opens onto a the back deck through elegant French doors. This outdoor area is perfect for hosting gatherings or enjoying a peaceful morning coffee. The kitchen, equipped with modern appliances, includes a convenient servery window that opens to the back deck, making it easy to entertain guests or simply enjoy meals al fresco.

Residing in a sought after location within Spring Hill offering unparalleled access to some of Brisbane's best amenities. With prestigious private schools within walking distance and the Brisbane CBD less than 2km away, this home provides the perfect balance of historic charm and modern convenience in a prime location.

- Two generous bedrooms, master with study and modern ensuite
- High ceilings throughout capturing ample natural light
- Central kitchen with storage, gas cooking and large windows with leafy views
- Elevated leafy aspect framed by privacy greenscape
- Low maintenance and established landscaping
- Walk to Brisbane Grammar School, St Josephs Gregory Terrace and Roma Street Parkland
- Close to bus stop, local cafes, shops, post office, supermarket and Victoria Park
- Just over 1.5km from the heart of the Brisbane city centre

Auction on Saturday the 24th of August at 3:00pm On-Site, if not SOLD prior.

To obtain further information or to arrange a private inspection, please contact Zac Tully on 0413 820 274 or Sam Mayes on 0402 094 553.

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.