

**75 Saint Pauls Terrace, Spring Hill, QLD, 4000**



**House For Sale**

Saturday, 31 August 2024

75 Saint Pauls Terrace, Spring Hill, QLD, 4000

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Charming Colonial Home with Spectacular City Views in Spring Hill

Discover a unique opportunity to own a piece of Brisbane's history with this beautifully renovated colonial home, situated on an inner-city allotment in the charming suburb of Spring Hill.

Enjoy your mornings on the wraparound verandah, soaking in lush views over St. Paul's Terrace via stunning stained-glass windows, or, in the evening, unwind on the back patio, where the sparkling Brisbane skyline creates the perfect backdrop for your city escape. This two-level property, previously used as the office of Youngcare, offers the perfect blend of residential charm and commercial potential.

Currently configured as five offices with open-plan areas, an internal lift, and exceptional vehicle access available via an easement over the adjoining 71 St Pauls Terrace, this property is ideal for an owner-occupier seeking to live and work from the same address. Alternatively, with some modifications, the property could attract desirable tenants such as NDIS suppliers or medical professionals.

Spring Hill is one of Brisbane's rare gems, offering a vibrant mix of residential living alongside commercial and professional activities. This is your chance to secure a versatile property in a sought-after location.

- Rates: \$3,350 per year (approx.)
- Insurance: \$3,200 per year (approx.)

Whether you're looking to move in straight away, or, come and explore the Investment potential of this exceptional Spring Hill property today.