



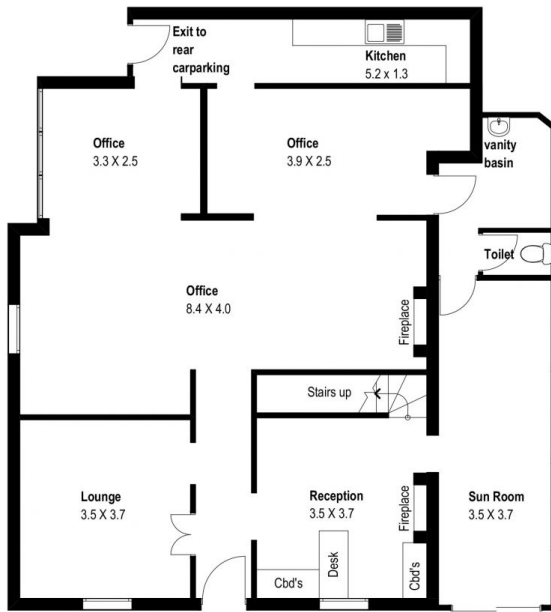
**544 Boundary Street SPRING HILL QLD**

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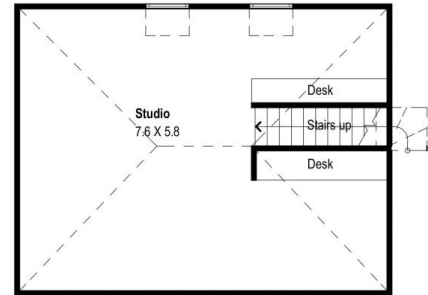
Holgates Cottage, built circa 1870 is modest two story rendered masonry cottage fronting Boundary Street Spring Hill. This free standing Spring Hill property provides an extremely rare opportunity to purchase an outstanding asset with multiple applications including retail shop, showroom, offices and residential. The property is currently leased however there is an opportunity to have vacant possession with appropriate notice.

**Land Size** : 399 sqm  
**View** : <https://www.positionone.com.au/sale/qld/city-north/spring-hill/residential/house/5676387>

Two level freestanding building with mixed-use opportunity  
399sqm of land  
Building is part of the Spring Hill Draft Neighbourhood Plan (STCA)  
Nett Let-able Area (NLA) "over two levels" approximately 143sqm  
Flexible mixed-use opportunity with offices, retail shop, warehouse/showroom & residential applications



**Ground Floor Plan**



**Upper Floor Plan**

**544 Boundary St Spring Hill**

Internal area - Ground Floor 98m<sup>2</sup>  
 - Studio 45m<sup>2</sup>  
**Total Internal area 143m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Floor Plan created by Nick J Architect ph 0423301130