Above and left: The suburb has a solid mix of Victorian terraces and office blocks.

Right: After leaving the busy CBD, take a walk through one of Spring Hill's green spaces.

Words by Chris Pearson •
Photos by Jamila Filippone

LIVING IN

SPRING HILL

From heritage terraces to hidden gardens, this suburb is emerging as one of Brisbane's most appealing inner-city neighbourhoods.

Just two kilometres from the Brisbane CBD – so close it shares the same postcode – Spring Hill was originally known as Spring Hollow, a nod to its natural springs. The name was later elevated as affluent residents settled on the higher ground, and "hollow" no longer seemed fitting.

Today, the suburb is becoming a highly desirable residential location. It ticks many boxes with its convenience and charming Victorian housing stock – especially grand terraces that had fallen into neglect as office blocks encroached on their turf.

That growing allure is reflected in its median unit price, which soared 24.7 per cent in the

Spring Hill

Brisbane | **Oria Sky Home, 603/447 Gregory Terrace**
$5.25 million

4 4 2

Agent: Keylin Group,
John Fishbourne 0417 793 083
This off-the-plan beauty will occupy the south-west corner of the Oria building, where it will enjoy views to the green expanse of Mount Coot-tha and the CBD. Its art deco inspiration is celebrated in its sinuous curves, attention to detail and luxurious marble and brass finishes. The apartment boasts two living areas, one open and communal, the other more intimate, as well as a kitchen with butler's pantry. Oria is due for completion in early 2027.

Scan the code to see the listing

Agent lens

with John Fishbourne, Keylin Group

Q: Who's looking in Spring Hill, and what are they looking for?

A: We're seeing strong interest from buyers who already have an association with Spring Hill. Over 80 per cent live, work or have children attending schools in the area, so they understand the value of the suburb. Oria has also attracted local buyers with future downsizing plans, adopting a buy-now, move-later strategy to capitalise on the value growth expected in the area. Spring Hill resonates, due to its prime location – just minutes from the state's leading schools, parks, major medical precincts and the Brisbane CBD. And supply is becoming constrained as Brisbane grows, especially in the lead-up to the 2032 Olympic Games.

year to March, according to the latest *Domain House Price Report*.

Spring Hill is directly linked to the city via Jacob's Ladder – a landmark c1920 red-brick staircase with 86 steps – which descends into Wickham Park.

This green oasis is home to the Old Windmill, built in 1828 to process wheat and corn for the Moreton Bay penal settlement and widely regarded as Brisbane's oldest building.

The park's World War II air-raid shelters, with their concrete piers and cantilevered roofs, are also heritage listed and offer impromptu refuge during the city's tropical downpours.

Across Wickham Terrace is the Roma Street Parkland, where you can amble through the Spectacle Garden, packed with vibrant subtropical plants, or take a restorative rainforest walk. But watch your step for the resident eastern water dragons soaking up the sun – they can grow to a rather confronting one metre long.

Picnic spots and playgrounds all boast stunning views, but in the heat of the day you can retreat to the verdant Garden Room Cafe, bedecked in trailing plants.

Further afield, Creole Soul Kitchen offers good ol' southern-USA hospitality and has become a legend in Brisbane's dining scene for its Cajun/Creole gumbos and crispy fried chicken.

On a busy corner, Knowhere takes its all-day credentials seriously, opening at 7am and morphing from a cafe into a restaurant and bar after the sun's gone down.

Its flamboyant decor, inspired by the unlikely combo of Salvador Dali and Alexander McQueen, is as delicious as the menu. Think bright botanical wallpapers teamed with pink neon lighting, brass flamingoes and cowhide seating.

Komeyui – a portmanteau of kome (rice) and yui (union) – occupies a very different space, both literally and atmospherically, with its pared-back Zen aesthetic and focus on "the art of sushi through our omakase offering".

Nearby, Spring Hill Kitchen serves Nepalese dishes with an "authentic taste from the roof of the world" – minus the rarified Himalayan air.

Talking of lofty heights, here's a bonus that cements the suburb's appeal: for those unwilling to tackle Jacob's Ladder, Brisbane City Council operates Route 30, the Spring Hill Loop, a free weekday bus service connecting the suburb directly to the CBD and transport hubs like Central Station and Roma Street Station.

It's part of the "accessible, connected city" initiative, a theme of Living in Brisbane 2026.