

# 11 Butler Street, Gympie, Qld 4570



## Sold House

Thursday, 21 March 2024

11 Butler Street, Gympie, Qld 4570

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 728 m2

Type: House



Ann-Marie Warren  
0438105920

**\$575,000**

Welcome to 11 Butler Street, Gympie. This neat and tidy property is set on a private 728 sqm low maintenance and flood free allotment. Close to local schools, hospital and on the edge of the CBD. This impressive property boasts upstairs and downstairs living areas. Upstairs property features:- King sized Master bedroom with built-in robe, air conditioning and ceiling fan- 1st bathroom with shower, vanity and W/C- Bedroom 2 and 3 are king sized, interconnecting with air conditioning and ceiling fans, one with built-in robe- 2nd bathroom with shower over bath, vanity and separate W/C- Bedroom 4 - single sized/ nursery/ office with built-in robe or use as extra living area- Combined kitchen and dining area. Kitchen with great bench space, overhead cabinetry, full length pantry and storage, ceramic cooktop and under bench electric oven. - Family sized living room with perfectly positioned gas fireplace. Living room opens onto private outdoor entertaining and pool area - Pebble Crete inground saltwater swimming pool with shade sail over deck area.- Utility room/mud room and a good sized laundry.- Extra features include original timber flooring, security screens, air conditioning, ceiling fans and a 10 KW solar system. - Garden shed, fenced backyard for the safe play of children and/or family pets. Downstairs boasts:- Extra living/ storage area with kitchenette, bathroom with separate W/C - offers the possibility for dual living/guest accommodation. - Outdoor undercover entertaining space. - 2nd concrete driveway leads to 2 car lockup accommodation under the home, with plenty of storage space. Plenty of off street parking. This property represents great value - would suit the savvy investor, or perfect for the first home buyer. Vendors are committed elsewhere, so present your offer now! Call Marketing Agent Ann-Marie Warren on 0438 105 920 to secure an inspection time.