

11 Butler Street, Raceview, Qld 4305

House For Sale

Wednesday, 8 May 2024

NGU REAL ESTATE
NORTH GOLD COAST

11 Butler Street, Raceview, Qld 4305

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 683 m2

Type: House



Steve Athanates
0414235933



Luke Athanates
0428888317

Offers Over \$599,000

This incredibly rare four (4) genuine bedroom, one bathroom family home was built in an era where only the best hardwood materials were used and the tradesman employed tried and proven building techniques that have ensured that this home is as solid today as it was the day it was built. It is positioned in a quiet street in ever popular Raceview and as such is surrounded by other quality homes and is within close proximity of both public and private primary schools, the Raceview and Booval Shopping Centres, the Booval or Dinmore Train Stations and easy access to the Cunningham Highway for Brisbane commuters. The home has four good sized bedrooms plus a study. It has a modern kitchen complete with stainless steel appliances including a dishwasher plus loads of bench and cupboard space as well as a servery window out onto the huge fully covered rear deck. There is split system reverse cycle air-conditioning to the dining and separate lounge plus an enclosed front sunroom which is used as a study. The family sized bathroom is modern with a separate shower and bath for those with small children. Front and rear stairs lead you down to a large concreted area which again could be utilized as a family/rumpus space or storage area, there is a separate laundry and a handy second toilet. The home has a two car garage for the family cars as well as double gate rear yard access to the fully fenced 683m² block where you have plenty of room for a pool, shed or for the kids and pets to run and play. You can move straight into the home as it is currently vacant or you could take the opportunity to further renovate the home and dramatically improve the value of the home. It is perfect for anyone either looking for an affordable home in a quality area or a renovator/investor looking to modernize the home further and either significantly increase its value thereby accumulating significant equity and rental return or simply on-selling it for a significant profit! For the investors, this home is currently vacant but has been rent appraised for \$550 per week. Ipswich has less than a 1% vacancy rate so you will have no trouble finding a tenant for this home. For anyone wanting to live in the home it is currently vacant and you can move in and enjoy all the lifestyle benefits that this unit would offer in 30 days or less! Ipswich Council Rates: \$588 per quarter - subject to change Water Charges: \$232 per quarter (plus consumption) - subject to change This feature packed family home is located in ever popular Raceview so of course you have access to all the amenities associated with Raceview. These include the Raceview Shopping Centre, Booval Shopping Centre, Raceview Tavern and Brothers Leagues Club plus the Raceview State School, Bremer State High School, Bethany Lutheran private School and bus transport to all of Ipswich's other private primary and secondary schools. You also have easy highway access to Brisbane via the Cunningham Highway or train transport via the Booval or Dinmore Train Stations. Most importantly, this home has been priced to sell quickly at offers over \$599,000. Listing Agent: Steve Athanates Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.