

# 137 Butterfield Street, Herston, Qld 4006

Place. 

## House For Sale

Wednesday, 17 April 2024

137 Butterfield Street, Herston, Qld 4006

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



Sheridan Scott

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## FOR SALE

Nestled on a very generous 531 m<sup>2</sup> parcel of land, this highset renovated cottage is ready for new owners to move in and enjoy a home where all the hard work has been done. The home is full of charm with bright airy interiors and lovely timber floors. It has undergone a renovation allowing it to retain its enduring traditional appeal. The open plan kitchen and dining area is the heart of the home. A large new air-conditioned kitchen with stone bench tops has been thoughtfully designed to include ample storage. A few steps down leads to the north facing living area with its raked ceiling, a great place to put your feet up and relax. This flows onto a covered back deck overlooking the shaded fully fenced yard providing ample space for either kids or dogs to play. The home backs onto the expansive green grass of Rasey Park at the rear boundary. The laundry is fully built in under the house including a storage area. This home could not be better positioned. Just 3 km from the CBD, 750m from the Royal Brisbane Hospital, close to the Victoria parklands and minutes to Ballymore Stadium and the ICB. It has the added bonus of being located in the Kelvin Grove State College catchment zone. Stroll to the Sunday morning Northey Street Organic Farmers Market or grab a coffee and breakfast at Cafe Gia 200m away. You are really spoilt for choice with an abundance of parks, walkways and bike paths. You'll love living here, come and see for yourself - you won't be disappointed! Whether you are looking for a home to live in or adding to your investment portfolio, this iconic workers cottage is ideal for anyone wanting to enter the Brisbane housing market. Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.