

30 Butler Street, Yarwun, Qld 4694

House For Sale

Friday, 3 November 2023



30 Butler Street, Yarwun, Qld 4694

Bedrooms: 2

Bathrooms: 3

Parkings: 6

Area: 1449 m2

Type: House



Reanna Graham

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\$449,000

We're delighted to introduce this incredibly unique property, boasting character and nestled in the heart of Yarwun. This property comes with five separate indoor living areas, three bathrooms, a triple bay powered shed, two separate solar systems and so much more. What truly sets this property apart is its endless opportunity and exceptional value. Whether you're looking for a family home, with enough room for everyone, or a smart investment choice, this home will be sure to satisfy. What's on offer: Section 1 – Primary Dwelling - A country cottage style kitchen is offering a standalone oven, plenty of storage space and breakfast bar/ server. No need to worry about your fridge fitting in a space, this place has got the room. - Adjacent to the kitchen is the combined large, tiled living and dining room, fitted with a ceiling fan and split system air-conditioning. - In addition, a generously spaced office or rumpus room, fixed with a ceiling fan and built-in storage cupboards. - The spacious primary bedroom is tiled and fitted a ceiling fan split system air conditioning. - The secondary bedroom is also tiled and fitted with a ceiling fan and split system air conditioning - Through the front entry way, we are met by the beautiful sunroom, a space where you can sit, relax and enjoy your morning coffee. - The entry to the home also benefits from a covered patio area, providing that additional shade from harsh sun rays. - The modern, main bathroom includes floor to ceiling tiles, a shower with a sizeable shower head, toilet and extra large vanity. - Single carport directly at the side of the home with convenient access to the front door and patio. Section 2 - Separate 3m high carport and separate entry door. - Open style living and dining area, fitted with bench cabinetry, sink and the ability to be fitted out as a kitchen space. This area also has a split system air conditioner. - The second bathroom includes a toilet, shower, laundry tap fittings and wash sink. - Through to a 'multi-purpose' room, including built-in storage. Section 3 - - Separate entry door, driveway and 3m high carport - Exceptionally spacious open style living and dining area with two split system air conditioners. - Newly renovated kitchen, with standalone oven, double sink, breakfast bench and large walk-in pantry right by. - Two 'multi-purpose' rooms, fitted with ceiling fans and built-in cupboards. - Modern bathroom, with shower, toilet and large vanity. - Laundry with linen cupboard - Separate covered patio - Fully fenced grassed back yard Not only does this property carry a level of uniqueness, but it is also offering an extensive amount of additional features. In Addition: - Two Solar Systems - 6.6kw Each - Irrigation system - Triple bay powered shed - Bore - Luxury feel of well-kept green, lush lawns, thanks to the incredible bore water - Fire pit area - Four 22,000L Rainwater Tanks - Roof replaced in the last 5 years - Two separate street access points Enjoy the extremely convenient access to the local Yarwun State School, located just across the road and only a few steps away from the well renowned General Store. Yarwun provides a beautiful serenity and welcoming atmosphere. Feel right at home from the moment you enter the town, an atmosphere that cannot be achieved in the hustle and bustle of the city. Don't miss this opportunity to see this exceptionally valuable and matchless property. Contact Reanna Graham today to arrange your private inspection and experience this unbelievable estate. Land Size - 1449m² Council Rates - \$2,100 approx per annum Rental Appraisal Range - \$500 to \$530 per week** Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**