

4/43 Butler Street, New Auckland, Qld 4680



Sold House

Friday, 3 November 2023

4/43 Butler Street, New Auckland, Qld 4680

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 443 m2

Type: House



Luke Watts
0407899110



Hannah Watts
0749722484

\$165,000

Situated in a 4-lot complex, tucked away behind 3 modern townhouses sits the original home on this large re-developed block. A golden opportunity for someone handy wanting to live-in & renovate OR someone with a tight budget entering the market that requires a larger home. This home has been priced exceptionally well keeping in mind the additional body corporate fees & that the home requires some TLC. YEARLY EXPENSES: Council rates: \$3,500 approx per annum Body Corporate fees: \$7,300 approx per annum *Body corporate fees cover building insurance* House features: • Property to be sold 'AS IS WHERE IS' • 443sqm parcel. • Two story home with external staircases. • Upper level has the main living, dining & kitchen with timber floors & a split system air-conditioner keeping this entire area cool. • The kitchen has been renovated and has ample bench & cupboard space, dishwasher, double stainless-steel sink, electric oven & cooktop, large pantry & fridge housing. • 4 carpeted bedrooms on the upper level, all rooms have sliding mirrored robes & ceiling fans. • The bathroom is neat with neutral colours, shower over bath, vanity & separate toilet. • Downstairs has 2 large rooms that could be improved upon adding additional living/bedroom space. The rest of the downstairs is an open workshop space. • The laundry & handy 2nd toilet is also located on the lower level. • A large additional lockable storage shed is located in the spacious backyard. • Open carport under the home. This property is PRICED. TO. SELL and will not stay available for long with such high demand for affordable housing in the region. Contact Luke from The Watts Team @ LOCATIONS estate agents for details on the next available viewing. Council Rates - \$3,500 approx per annum Body Corporate Levies - \$7,300 approx per annum Rental Appraisal Range - \$350 to \$370 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**