

# 54 Butler Street, Tewantin, Qld 4565

## House For Sale

Thursday, 13 June 2024

54 Butler Street, Tewantin, Qld 4565

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Kimberlea Eliot Krause

0431297848

## For Sale

Tastefully renovated and full to the brim with wonderful charm and warmth is this delightful cottage-style home on a fully fenced 507m<sup>2</sup> block in sought-after Old Tewantin within walking distance to everything: primary school, golf, sporting fields, parks, CBD, and marina. Across a single level the home comprises three bedrooms, fully tiled bathroom, separate toilet, modern kitchen, open plan living and dining, private deck with easterly aspect, separate laundry, single carport, and single lock-up garage, plus there is concreted onsite parking for visitors or additional vehicle. Current owners have put in an inground pool and invested in modernising and updating to enhance the properties overall appeal - and appealing it is indeed! Freshly painted, other features include new lighting, new windows, doors and plantation shutters, new decking, new concrete driveway, new electronic security gate with touch-screen camera, new VJ panelling on walls, stone benches in kitchen and bathroom, Bosch induction cooktop, hardwood timber floors, split system air-conditioning throughout and ceiling fans. A grassy child and pet-friendly yard with established native and tropical vegetation is easy to care for with just a regular mow needed to keep it looking neat and tidy; and there is room for a shed, trampoline, cubby house etc... With no immediate neighbours opposite or on the northern side - privacy and outlook are enhanced, and the setting is lovely and leafy. From here it's an easy flat walk to Tewantin amenities including retail and dining, and Tewantin Primary School is only 650-metres away; everything is accessible on-foot (or a short drive) and it's only five minutes to Gympie Terrace for world-class riverfront dining and 15 minutes to Noosa Main Beach - or jump on a ferry at Noosa Marina and leave the car at home! This is a well-located property that is also beautifully presented inside and out - there is no immediate money needing to be spent and offers an enviable coastal lifestyle close to majestic lakes, river, national parks, beaches, entertainment, boutique dining, retail, and more; there is something for everyone and it's like the gift that keeps on giving. Investors, downsizers, and entry level buyers should act immediately; properties in Old Tewantin are always in strong demand, and this one is going to be no exception, for all the above reasons!

- Old Tewantin charmer on 507m<sup>2</sup> block
- Fully fenced with electric security gate
- Tastefully renovated and modernised
- 3 bedrooms, 1 bathroom, open plan living
- Well equipped kitchen, stone benches
- Private east-facing timber deck at rear
- Fibreglass inground pool with glass fence
- Freshly painted, new lighting & decking
- New VJ panelling, hardwood timber floors
- Split system A/C throughout + ceiling fans
- Single carport + SLUG + onsite parking
- Close to golf & sporting/leisure facilities
- Walk to primary school, town, marina

• Suit FHB, investors, and downsizers