

79 Butterfield Street, Herston, Qld 4006



House For Sale

Thursday, 29 February 2024

79 Butterfield Street, Herston, Qld 4006

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 430 m2

Type: House



Adrian Matthews

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By Negotiation

Just 3km's to the city this family home is perfectly positioned for those wanting to be in the middle of everything yet set amongst green parkland. Did it flood in February 2022 - yes it did. In the 3 days leading up to February 28 2022 the 'eastern Australian Floods' dropped the highest 3 and 7 day rainfall ever recorded in Brisbane. The current vendors have spent over \$330,000 renovating the lower level for a speedy and painless clean-up should this co-incidence of rainfall and king tides ever happen again. 3 generously sized bedrooms boast ceiling fans, ducted Air-Conditioning and built-in wardrobes. The large main bedroom also has a modern en-suite and access to the balcony overlooking the pool and parkland. The modern kitchen enjoys a huge island stone-top bench for the chef in the house to be able to cook with absolute freedom. The kitchen also opens out to the balcony for your upstairs entertaining. The fully renovated ground level consists of a huge double remote garage, entry foyer, large storage cupboard, office, bathroom and over-sized multi-purpose/rumpus room that flows seamlessly out to the pool and parkland area. The extensive backyard pool area is fully concreted for your low maintenance enjoyment. This is the perfect entertaining area, set amongst greenery - you really can't believe you are only 3.5 km's to the city. Can you imagine being able to row to Breakfast Creek Hotel right from your backyard - truly unique!! Walking distance to so many things including public transport, Royal Brisbane Hospital, Kelvin Grove Urban Village, QUT Kelvin Grove Campus, green walkways, bikeways, Northey Street City Farm, Downey Park etc etc - this list really could keep going! Other features include - - 13.2 kw solar system- Bottled gas so no connection fees- Heated pool for all year enjoyment- 4k solar powered Eufy security camera system- 450m to RBWH- 1.5 kms Kelvin Grove School- 1km to Victoria Park Golf course- 400m to Giggletree early learning- 300m to dog park- 350m to Downey Park netball court- 1.2kms to Qld Rugby Union- 500m to RBWH Bus Station- 550m to Airport Link- 3.5kms to Suncorp Stadium This property with its proximity to almost everything will not last long so please contact Adrian to inspect or come to an 'Open for Inspection' before you miss out.