

15 Butler Street, New Auckland, Qld 4680



House For Sale

Wednesday, 19 June 2024

15 Butler Street, New Auckland, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 617 m2

Type: House



Hayley Ward
0431378684

Offers Over \$470,000

Situated on a 617m² allotment in New Auckland, 15 Butler Street offers a great investment opportunity! Boasting four bedrooms, two bathrooms, double garage, inground pool, and multiple outdoor entertaining spaces, you don't want to miss the opportunity to purchase this great family home! At a glance; - Highset home built in 1993- Spacious kitchen overlooks the front verandah and features electric appliances and ample cupboards for storage. Brand new stove and oven installed recently. Adjacent dining room for added convenience.- Large living room with stunning timber floors located at the heart of the home – complete with split system air conditioner for year round comfort. - Master bedroom complete with two-way access to family bathroom, built-in robe and air conditioner. - Three well-sized, additional bedrooms with ceiling fans and built-in robes. Fourth bedroom is located on the lower level – perfect for a teenage retreat. - Upstairs family bathroom complete with bath, shower and vanity. Separate toilet located nearby for added convenience. - Second bathroom located on the lower level, convenient for a downstairs entertaining spaces and pool. - Spacious laundry with built-in cabinetry on lower level. - Outdoor entertaining deck overlooking the backyard and pool area. - Inground ground pool with oasis of trees for added privacy. - Fully fenced, 617m² allotment. - Double lock-up garage with roller doors and internal access door. - Rates: approx. \$3500 p.a. - Rental appraisal: \$580 - \$600/wk. Current lease price is \$500/wk until 2/12/24. Last known rental price change was 1/12/23. Conveniently located in New Auckland, this home is a stone's throw from the local IGA shopping complex with take-away, convenience store, bottle-o & hair salon. Also within a short, 5-minute drive of Stocklands and Bunnings complex. Contact Hayley on 0431 378 684 to arrange an inspection. Please note a minimum of 24hrs' notice is required for entry due to tenancy. *Previous marketing photos have been used for advertising purposes to protect tenant privacy.**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**