

**197 Cascade Street, Raceview, QLD, 4305**

**STRUD**

**House For Sale**

Tuesday, 1 October 2024

197 Cascade Street, Raceview, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Nathaniel Salesa

## Available for the 1st time since 1955!

For the first time since its construction in 1955, 197 Cascade Street is available for sale. This solid, original family home offers a unique opportunity to own a piece of local history in the heart of Raceview. Featuring three generously sized bedrooms, a single household bathroom with a separate toilet, a cozy living room, kitchen, and a dedicated laundry space, this home provides the perfect foundation for comfortable living or future renovation.

Positioned on a well-sized block, the property enjoys a convenient location, with Raceview State School directly behind, making it an ideal home for families or investors looking for proximity to education. This home's character and potential, coupled with its unbeatable location, offer a rare opportunity to create your dream residence or investment in one of Raceview's most established neighbourhoods.

Don't miss the chance to secure this classic property and make it your own. Whether you're looking to renovate, extend, or preserve its original charm, 197 Cascade Street offers endless possibilities in a location that combines convenience with community spirit.

### Location Features:

- Raceview State School - 0.15 km
- Bremer State High School - 2.84 km
- Silkstone Village - 6 min
- Booval Fair Shopping Centre - 7 min
- Booval Railway Station - 3.7 km
- Bus on South Station Road - 650 m

### For the Investor

Rent Appraisal: \$550 to \$560 p/wk

Rates: \$422.85 /qtr (subject to change)

Water: \$275.34 /qtr + consumption (subject to change)

### Disclaimer:

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