

**40 Cascade Street, Raceview, QLD, 4305**



**House For Sale**

Saturday, 10 August 2024

40 Cascade Street, Raceview, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Charming Classic Highset on Cascade.

Charming High-Set Home with Great Potential at 40 Cascade Street, Raceview

This classic high-set home is set on a flat, fenced 607m<sup>2</sup> block in the heart of Raceview.

Boasting plenty of potential, it features three spacious bedrooms, two with built-in robes, and a convenient hall linen cupboard.

The hardwood timber floors feature throughout the home with a tiled dining kitchen area adding a touch of warmth with the character of the timber floors. Recent updates include a new roof and gutters, new electric hot water system, a new toilet, new front door and a second garage door plus a new concrete driveway.

The downstairs area is a fantastic bonus, complete with storage cupboards, a bar and entertainment area, perfect for hosting friends and family. The separate downstairs laundry adds extra convenience to your day-to-day living.

Step outside onto the large covered front deck and enjoy views of the surrounding neighborhood. The property also includes two separate rear sheds with side access, offering ample storage and workspace options.

This home is ideally located within walking distance to parks and schools, and just a 5-minute drive to shopping and entertainment options. With easy access to the Cunningham Highway, you're only 40 minutes from Brisbane CBD, making it an excellent choice for commuters.

While the original bathroom and kitchen are functional, they present an excellent opportunity for renovations to add your personal touch.

Vacant possession means you can move in or rent out immediately. Priced to sell, this home is a fantastic opportunity for first-home buyers, investors, or those looking for a renovation project. Don't miss out—inspect today!

- New roof & gutters. New front door
- New concrete driveway. Side access
- Rear sheds. 3 x car plus off street parking
- New Hot water system
- Hardwood flooring. New toilet
- Downstairs entertainment area with bar.
- Awesome location. Close to all amenities
- 5 mins to Ipswich CBD. 40 mins Brisbane CBD

Awesome first home opportunity. Be quick. Call me