

6 Butler Street, Bucasia, QLD, 4750

Raine&Horne.

House For Sale

Thursday, 24 October 2024

6 Butler Street, Bucasia, QLD, 4750

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Janet Williamson

Effortless & Contemporary Low-Maintenance Living

This investment opportunity comes with exceptional tenants already in place, who desire to be long term. The current tenants are paying \$555 per week with a fixed lease expiry on 25th May 2025.

This well-presented elevated home is a blend of ideal comfort & convenience amongst a community of locals showing obvious pride in street appeal.

- Fully fenced approx. 529m² corner block & bordering only two boundary neighbours.
- Comfortable & spacious outdoor area generates a country feel with no sign of front residents.
- Upon entering the front door, you will witness an inviting open plan layout, designed to accommodate the needs of a growing family
- The kitchen comprises stone benchtops, an island bench incorporating a breakfast bar, ample cupboards, a generous fridge space, microwave cavity, 2 door pantry, glass cooktop with rangehood, electric oven & double sink plus a dishwasher.
- Brilliantly flexible, featuring a spacious dining area that seamlessly connects with the lounge, enhancing comfort and ease for daily living.
- Effective cassette air conditioner unit is operated in the open plan living area & generates comfort throughout.
- Air-conditioned spacious master bedroom with a walk-in wardrobe, is set away from the other bedrooms & has an ensuite.
- Additional three bedrooms with built-in wardrobes were designed intentionally for quietness off the hallway.
- The main bathroom, centrally located near the three bedrooms, features a vanity, bath, shower & a separate toilet for added convenience.
- The laundry room includes cupboard storage & is positioned handy to the linen cupboard in the hallway & links outdoor access to the clothesline.
- Fittings include ceiling fans, roller blinds, tiles in the main area & 4th bedroom & carpet in 3 bedrooms.
- Smoke alarm compliant. Rates approx. \$1,724.70 per half year.
- Title search identifies an easement on the land - refer to Council Illustration in photos.
- Two garden sheds & one can be relocated to accommodate 3 cars under the carport, with direct interior access to the hallway.
- For all your everyday needs, pop to the local Bucasia IGA with additional outlets offering fuel, Doctors, chemist, chiropractor, gym, butcher, takeaway, barber & more.
- Short 5-minute drive or 1.6km bike ride to Bucasia State School. Bike the council paths for an approx. 16 minutes ride to the Northern Beaches High School.
- A few steps to the Dolphin Park Sports Soccer Grounds, the children's playground & the Northern Beaches Community Centre.
- Barely 6 Minutes to the Northern Beaches Shopping precinct with an array of specialty shops & businesses - Super GP Clinic, Coles, Woollies, servos, chemist, vets, mechanics, car wash, gyms, hairdressers, fast food, & cafes - the list goes on...
- Nearby boats ramps at Bucasia & Shoal Point to push the tinny off the trailer & into the water.

This tenanted residence presents an excellent opportunity for investors seeking a hassle-free property ownership experience.

With consideration for the tenants, the necessary notice periods are required for inspections.