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REAL ESTATE



### 17 Butler Street Raceview QLD

3 2 4

Positioned in a quiet cul de sac in the ever popular suburb of Raceview, this tri-level solid home has been well maintained and offers multiple living areas for the growing family. Add to that a 683m<sup>2</sup> fully fenced yard, spacious outdoor entertainment area, side access to the 12m x 4m shed (that could house 2 vehicles) plus an inground pool and you will tick all the boxes your family needs.

This low-maintenance home is perfect for those looking for separate living space for extended family, teenagers or guests.

The lower level includes a double carport with easy access to inside. There is a huge rumpus room with timber look vinyl, a spacious laundry which includes a second shower and toilet plus an enclosed storage room. You could easily transform this area into a full home business / office space or a 4th bedroom (although not legal height).

**Price** : \$ 601,000  
**Land Size** : 683 sqm  
**View** : <https://www.crownrealestate.com.au/6979877>



**Mike Jones**  
0400 515 422



**Kirsty Dutney Jones**  
07 3288 8411

# 17 Butler Street, RACEVIEW



3 | 2 | 4 | 683m<sup>2</sup>

Kirsty Dutney-Jones | 0415 448 020

Total approx floor area 196m<sup>2</sup> (including covered external areas)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.