



# FOR SALE

**SOLD SOLD!!**

Welcome to 103 Sutherland Drive Blackbutt Qld , a very quiet no through road about 7 km from the shops at Blackbutt.

As you arrive at the gates to "Lazy Acres" you are not looking at the house....no...that's the studio. The main home is located at the rear of the property in a very private setting with amazing views to the mountains including the Bunya Mountains on a clear day. The owners have done so much to make this a very nice place to enjoy the peace and quiet. There are numerous spots which have been lovingly created to just sit and enjoy either the view, or the animals, or the little forest area they created with winding paths and established trees, or the "Beer Garden" by the studio.

The home is 150 metres from the front gates and has the following features.

- Open plan living leading to the main front verandah with fantastic views
- Modern country style kitchen with gas hot plates ; electric oven
- Three bedrooms -master and bedroom 2 have sliding doors onto verandah
- Ceiling fans; R/C air con; gas heating; NBN connected. Good mobile phone service
- Two way bathroom with bath, shower and toilet. There is also a second separate toilet.
- Canadian laundry
- Space under the house to park a car. Plus there is a purpose built cat enclosure with trap door onto the verandah.
- Solar hot water; 2 x 5000 gallon rainwater tanks

## STUDIO

This building is rather amazing. It is 9m x 9m with power, 2500 gallon rainwater tank with cold and hot water connected to inside the building. Air con, toilet, pool table, tv and bar area and internet. Great place to entertain or have an office with a lovely outlook towards the dam.

## LAND

The property has two paddocks for livestock, fenced with sheep/goat proof fencing. The neighbour also allows the goats to graze on his adjoining paddock if needed.

The dam has great catchment and is spring fed.

Heaps of fruit trees - avocado, bowen mango, apricot, nectarine, oranges, passionfruit and lemons. Lots of native trees have also been planted.

Included in the sale are the following:

Ride on mower; Honda whipper snipper; various fencing supplies; pool table 8 x 4. The owners are returning overseas so the white goods and furniture are also available separately from the house sale. The 12 goats, 1 alpaca, and some very cute chooks are also available if desired. This is a property that needs an inspection to appreciate all it has to offer. It has a lovely feel

**3 BED | 1 BATH | 2 CAR**

## PRICE:

Unique 5 Acre Property

## OPEN FOR INSPECTION:

N/A



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