



FOR SALE

LOVELY HOME ON EASY ACREAGE LIVING

COVID-19 Notice. Because I operate a home based office, I am still available for inspections on all properties. To reassure and protect owners and buyers I will be following best practice precautionary measures from the Department of Health. Please contact me if you have any concerns booking an inspection.

Welcome to 360 Crumpton Drive Blackbutt Q.

Five acres can be a lot of work and a lot of mowing when it is all cleared land but this property is extremely low maintenance. The home sits in the middle of the block with the rear third of land native timber and the front third selectively cleared with lovely tall trees remaining, giving way to a shady private setting. The middle third around the house is cleared where easy care gardens exist. The large dam is also in this section.

Features are:

- beautiful skillion roof line in the open plan living/kitchen/dining area. High skylight windows. Ceiling height goes from 9ft to 14ft. Beautiful spotted gum hardwood polished floors.
 - 3 large bedrooms each with sliding door access to verandahs
 - main bedroom has large ensuite and walk-in robe
 - reverse cycle air con and fire place in the large living area
 - ceiling fans throughout
 - large modern kitchen with gas cooking, island bench, walk-in pantry and majority of cupboards are roll out drawers
 - main bathroom and laundry combined. Separate toilet
 - very large fully lined front verandah perfect for entertaining
 - full length back verandah
 - separate outdoor entertainment area with wood stove
 - 7.6 x 7.7 metre shed with power. Roller door heights are 2.43m and 2.2 m
 - large dam with pump and irrigation to taps around the gardens
 - Ecosafe septic system; Solar hot water
 - 2 x 5000 gallon rain water tanks plus 1 x 250 litres
 - internet and mobile phone service plus landline
 - home is fully insulated - ceilings and walls
 - only 3km walk or ride to the Brisbane Valley Rail Trail
 - 4km to township and schools of Blackbutt
 - weekly wheelie bin service; school bus at corner
- This quality home presents like new and is well worth an inspection.

3 BED | 2 BATH | 2 CAR

PRICE:
\$312,500

OPEN FOR INSPECTION:
N/A



Kylie Toole
0409623473
kylietoole@atrealty.com.au
www.atrealty.com.au