



**SOLD**

## WHEN ONLY THE BEST WILL DO

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 30 Bunya Way Blackbutt Qld - one of the best addresses in this lovely town. The home and park like acreage is immaculate. Built by one of the best, Ian Gilliland, it presents like a show home.

And the views..... looking north you can literally see for miles to the Bunya Mountains, Yarraman and beyond. The house has been designed so there are views from every room.

Features are:

- \* 238 sq meters under roof and 9 foot ceilings
- \* Extensive structural engineering - house stumps are 1.8 m below ground; Garage's concrete base walls engineered to cater for expansive soil.
- \* Tasmanian Oak floors throughout; Cypress pine wall studs
- \* Kitchen has adjoining informal eating and day lounge with air con. Sliding doors give access to the verandah. French doors separate this area from the second more formal living space which is a very large room. This also leads out to the lovely wide verandah with exceptional views
- \* Verandahs- 1 x 3m wide and 2 x 2.4 m wide
- \* 3 bedrooms all with built ins; Main has air con and sliding door to verandah
- \* Bathroom has separate shower and bath; there are two toilets; Separate laundry
- \* Home is fully screened; good storage with large pantry and hall cupboard
- \* Garage is purpose built to match the home and has power. 54 sq m in total and 9 foot ceiling.
- \* A courtyard sits between the home and the garage . There is a fenced vege patch, fruit trees and rose garden.
- \* While this home sits on 4 acres, there is already council approval in place for a 1 acre lots to be subdivided from the front of the block.

If you are looking for quality and perfection then this home is the one to inspect. You won't want to leave!!

Blackbutt is a very pretty and progressive little country town only half and hour north of Kilcoy and half an hour south of Nanango Qld.

Inspections are by appointment. Please phone Kylie Toole on 0409 623 473

3 BED | 1 BATH | 2 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



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