



179 Blackbutt Crows Nest Road, Blackbutt

## Rural Lifestyle, Space & Self Sufficiency on 8.18 Acres

Set across a generous 8.18 acres, this appealing rural lifestyle property offers an enviable combination of comfortable living, productive gardens, substantial shedding and the infrastructure to embrace a more self sufficient way of life.

The home welcomes you with a spacious lounge, dining and kitchen area, creating a comfortable central hub for everyday living and entertaining. A wood burning fireplace adds warmth and character during the cooler months, while air conditioning provides year round comfort.

At the heart of the home is the newly renovated kitchen, thoughtfully designed with a 5 burner gas cooker, rangehood, wall oven, abundant drawer storage and a convenient breakfast bar.

Accommodation comprises three bedrooms, with the master bedroom enjoying a walk in robe, air conditioning and glass sliding doors opening directly onto the deck. Bedroom two includes a built-in robe, while the family bathroom provides both a shower and bath, complemented by a separate toilet.

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### FOR SALE

Offers Over \$1,100,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Beautifully presented timber floors have been newly polished, while the bedrooms feature new carpet, creating a fresh and inviting feel throughout. The laundry offers practical functionality with a ramp providing easy access to the outdoors and clothesline.

Step outside and the property really comes into its own. An outdoor entertaining veranda provides a wonderful place to relax and enjoy the peaceful rural surroundings, while the combination of solar electricity, solar hot water, rainwater tanks and a bore adds valuable infrastructure for acreage living.

For the vehicle enthusiast, tradie or hobbyist, there is an impressive 9.5m x 8m three-bay carport, together with a substantial 9m x 7m powered shed featuring three roller doors.

Those seeking a productive acreage lifestyle will appreciate the large chicken run and hen house, wood shed, shade house and an extensive established fruit orchard. The orchard offers an exceptional variety of established fruit trees and vines, including avocado, mango, macadamia, olive, orange, mandarin, grapefruit, persimmon, banana, feijoa, lemonade, lemon, apple, apricot, nectarine and plum trees, along with raspberries and grape vines.

Whether you're looking for room for the family, space for vehicles and equipment, productive gardens or simply the freedom that comes with acreage living, this property offers a wonderful opportunity to enjoy a more relaxed and self-sufficient lifestyle.

With its comfortable home, extensive infrastructure, established orchard and 8.18 acres to enjoy, this is acreage living with plenty already in place.

#### Key Features:

- 8.18 acres of rural lifestyle living
- Spacious lounge, dining and kitchen area
- Wood burning fireplace
- Air conditioning
- New kitchen
- 5 burner gas cooker
- Rangehood
- Wall oven
- Abundant drawer storage
- Breakfast bar
- 3 bedrooms
- Master bedroom with walk-in robe
- Master bedroom air conditioning
- Glass sliding doors from master bedroom to deck
- Bedroom 2 with built in robe
- Bathroom with shower and bath
- Separate toilet
- Newly polished timber floors
- New carpet to bedrooms
- Practical laundry with ramp access to outside
- Outdoor clothesline
- Outdoor entertaining veranda
- Solar electricity system
- Solar hot water
- 5 rainwater tanks
- Bore
- 9.5m x 8m three-bay carport
- 9m x 7m powered shed
- Shed with 3 roller doors
- Large chicken run with hen house
- Wood shed
- Shade house

Extensive established fruit orchard:

Avocado, mango, macadamia, olive, orange, mandarin, grapefruit, persimmon, banana, feijoa, lemonade, apple, apricot, nectarine, plum, raspberry and grapes.

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#### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | A1DHES               |
| Property Type | AcreageSemi-rural    |
| Land Area     | 3.13 hectare         |
| Including     | Air Conditioning     |
|               | Toilets (1)          |
|               | Fire Place           |
|               | Deck                 |
|               | Outdoor Entertaining |
|               | Floorboards          |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Solar Panels         |
|               | Grey Water System    |
|               | Water Tank           |
|               | Solar Hot Water      |

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