



251 Haynes Kite Millar Road, Blackbutt

Elevated 30 Acre Rural Lifestyle Property with Town Convenience

Set high above and overlooking the township of Blackbutt, this impressive 12.14ha (approximately 30 acres) property offers the perfect combination of rural lifestyle, productive land, extensive infrastructure and exceptional convenience.

Located just 2.5 kilometres from the heart of Blackbutt, this elevated rural holding provides plenty of space and opportunity while keeping all the essential amenities of town close at hand.

The low set home is comfortably positioned on steel stumps and enjoys an inviting, practical layout designed for relaxed country living. At the heart of the home is the ope plan living and dining area, complete with a wood burning fireplace creating a warm and welcoming atmosphere through the cooler months. Ceiling fans throughout the home provide additional comfort year round.

The kitchen is well equipped for everyday family living, featuring a corner pantry, gas cooktop, wall oven and double sink, while the hallway provides excellent storage with a generous three door linen

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FOR SALE
Offers Over \$1,250,000

VIEW
By Appointment

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cupboard.

There are three bedrooms, with bedrooms one and two offering built-in robes. The bathroom and laundry are conveniently combined, providing a functional use of space.

Step outside to the front veranda, an ideal spot to sit back, entertain family and friends, or simply take in the elevated outlook across the surrounding countryside.

For those looking for productive rural living, this property has plenty to offer. The land is fully fenced and includes cattle yards, a large dam and an impressive water infrastructure system. A solar powered bore pumping system pumps to a separate bore tank, providing valuable water resources for the property.

The property also features an extensive selection of established fruit trees, offering the opportunity to enjoy fresh produce from your own land. Varieties include mangoes, oranges, mandarins, cumquats, avocados, limes, lemons and dragon fruit.

Vehicle, machinery and storage requirements are well catered for with multiple sheds and covered areas, including a 6m x 6m lockable double Colorbond shed with two roller doors, a substantial 6.2m x 9.5m steel machinery shed, plus a 9.5m x 4m steel carport with approximately 4m clearance, ideal for accommodating a large caravan.

Additional features include a solar electricity system and three rainwater storage tanks, adding to the property's self-sufficient rural appeal.

And when you do need to head into town, Blackbutt is just minutes away. The township offers a great range of amenities including a medical centre, pharmacy, primary school, library, veterinary clinic, hardware store, bakery, cafes, hotel, grocery stores, service station, public tennis courts, swimming pool, RSL club and golf club, with much more available locally.

Whether you're looking for a peaceful country lifestyle, room for animals, productive acreage, space for machinery and caravans, or simply a private rural escape within easy reach of town, this property deserves your inspection.

An elevated acreage property with established fruit trees, excellent infrastructure and town convenience — a rare combination in the Blackbutt area.

Key Features:

- 12.14ha (approximately 30 acres)
- Elevated position overlooking Blackbutt township
- Only 2.5km to the heart of Blackbutt
- Low set home on steel stumps
- Open plan living and dining area
- Wood burning fireplace
- Ceiling fans throughout
- Three bedrooms
- Built-in robes to bedrooms 1 and 2
- Combined bathroom and laundry
- Kitchen with corner pantry
- Gas cooktop and wall oven
- Double kitchen sink
- Three door linen cupboard
- Front veranda ideal for entertaining
- Solar electricity system
- Three rainwater storage tanks

Solar powered bore pumping system
 Bore pumps to a separate bore tank
 Large dam
 Fully fenced acreage
 Cattle yards
 Extensive established fruit trees:
 Mango, orange, mandarin and cumquat, avocado, lime and lemon
 trees, dragon fruit
 6m x 6m lockable double Colorbond shed
 Two roller doors to Colorbond shed
 6.2m x 9.5m steel machinery shed
 9.5m x 4m steel carport
 Approximately 4m high carport clearance, suitable for a large caravan
 Excellent rural infrastructure
 Peaceful elevated setting
 Convenient access to Blackbutt's local amenities

Country living, productive acreage and town convenience all in one outstanding package.

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 to verify the information contained herein.

MORE DETAILS

Property ID	A0EHES
Property Type	AcreageSemi-rural
Land Area	12.14 hectare
Including	Toilets (1)
	Fire Place
	Deck
	Built-in-Robes
	Fully Fenced
	Solar Panels
	Water Tank
	Solar-powered bore pumping system

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