



46 Griffin Road, Blackbutt

Exceptional Lifestyle Acreage with Three Quality Tiny Homes. Just 1.5km to Blackbutt Town Centre

Discover a rare opportunity to secure an immaculately presented 5.07 acre lifestyle property offering privacy, flexibility, and outstanding rural charm, all within just 1,500 metres of the Blackbutt town centre.

Set on gently undulating parkland, this picturesque property has been thoughtfully developed into a peaceful sanctuary surrounded by established gardens, mature trees, flowering shrubs, and abundant native wildlife. Bird lovers will delight in the incredible variety of species that call this property home, while the Brisbane Valley Rail Trail forms the rear boundary, providing direct access to one of Queensland's most popular recreational trails for walking, cycling, and horse riding.

The property is perfectly suited for extended families, dual living, guest accommodation, featuring three beautifully presented tiny homes, each offering comfort, privacy, and quality finishes.

3 3 3

FOR SALE
\$975,000

VIEW
By Appointment

AGENTS

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AGENCY

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Home One - built by Elite Portables, showcases stylish modern living with a gourmet kitchen featuring a dishwasher, extensive drawer storage, a double pantry, and a cleverly integrated laundry nook. The spacious open-plan living area is complemented by air conditioning and ceiling fans, while the generous bedroom includes a four-door built-in robe. Step outside onto the expansive covered entertaining deck, where you can relax and enjoy uninterrupted views across the beautifully landscaped grounds.

Home Two - a quality Ranbuild which offers practical open plan living with a well appointed kitchen complete with a double sink, three door pantry, and integrated laundry nook. The separate bathroom includes a shower and toilet, while the welcoming front verandah overlooks two raised garden beds. Adding further appeal are two carports and a lock-up garage, providing excellent vehicle accommodation and storage.

Home Three offers a peaceful retreat with open-plan kitchen, living, and bedroom spaces, a separate bathroom, air conditioning, and a private balcony overlooking the established gardens and tranquil rural setting—perfect for guests or independent living.

The property has been designed with practicality and sustainability in mind, featuring a solar-powered bore supplying a dedicated bore water tank, along with a separate filtered water tank servicing Homes One and Three, toilet supply. All three homes have their own rainwater tank.

Whether you're searching for a multi-generational family property, a home-based business opportunity, boutique accommodation potential, or simply a stunning rural escape close to town, this exceptional acreage delivers lifestyle, versatility, and convenience in equal measure. This property can be subdivided subject to council approval.

Properties of this calibre and presentation are rarely offered. Arrange your inspection today and experience this unique lifestyle opportunity for yourself.

Property Features:

5.07 acres of gently undulating beautifully maintained parkland
Only 1,500 metres to Blackbutt Town Centre
Rear boundary adjoins the Brisbane Valley Rail Trail
Three fully self-contained tiny homes
Ideal for extended family, dual living, Airbnb, or guest accommodation
Established landscaped gardens, mature trees and flowering shrubs
Abundant native wildlife and exceptional birdwatching
Raised vegetable and garden beds
Solar-powered bore with dedicated bore water tank
Separate filtered water tank servicing Homes One and Two, toilet systems
Peaceful rural outlook with exceptional privacy

Home One (Elite Portable Homes):

Quality-built modern tiny home
Gourmet kitchen with dishwasher
Double pantry
Extensive drawer storage
Integrated laundry nook
Spacious open-plan living area
Large bedroom with four-door built-in robe
Air conditioning and ceiling fans
Expansive covered outdoor entertaining deck

Home Two (Ranbuild):

Open-plan living, bedroom and kitchen

Kitchen with double sink
 Three-door pantry
 Integrated laundry nook
 Separate bathroom with shower and toilet
 Front verandah overlooking garden beds
 Two carports
 Lock-up garage

Home Three:
 Open-plan kitchen, living and bedroom
 Separate bathroom
 Air conditioning
 Private balcony with tranquil garden and rural views

Lifestyle Benefits:
 Move-in ready with nothing to do
 Beautifully maintained grounds
 Excellent privacy while remaining close to town conveniences
 Easy access to walking, cycling and horse riding on the Brisbane Valley Rail Trail
 Exceptional opportunity for lifestyle buyers or investors seeking multiple income streams
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MORE DETAILS

Property ID	9Z9HES
Property Type	AcreageSemi-rural
Land Area	2.05 hectare
Including	Air Conditioning
	Toilets (3)
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Water Tank

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This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m2 are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. Bedrooms are measured from wall to robe.

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