



179 Crumpton Drive, Blackbutt

TWO HOMES, HUGE SHED AND EXCEPTIONAL LIFESTYLE LIVING

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Space, privacy, versatility and room for everyone, all just 3 kilometres from Blackbutt township and the Brisbane Valley Rail Trail.

Set on an expansive 4,050sqm block, this outstanding property offers an exceptional opportunity for extended families, multi generational living or buyers looking for a property with genuine flexibility. Featuring two separate homes, three carports, a huge multi purpose shed, extensive outdoor living, established gardens and excellent water storage, this is a property where everyone can enjoy their own space while still being together.

THE MAIN RESIDENCE:

The spacious main residence has been thoughtfully designed around comfortable open plan living, with the kitchen, dining and lounge creating a warm and inviting central living area.

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FOR SALE
Offers Over \$950,000

VIEW
By Appointment

AGENTS

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AGENCY

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The well appointed kitchen features an integrated dishwasher, double sink, wall oven, soft close drawers and a generous walk in pantry with excellent fridge and freezer space.

Accommodation comprises two bedrooms plus a study. The generous master suite includes a walk in robe, ensuite and direct access to the rear deck. The second bedroom and study both feature built in robes.

The combined bathroom and laundry provide convenience, with direct access to the rear deck.

Tiled throughout, the home offers air conditioning, ceiling fans and a wood burning fireplace, providing comfort throughout the seasons.

Security screens and doors, blinds and vertical drapes add practicality, while the western facing windows have been tinted.

THE SECOND HOME:

Offering excellent separation and independence, the second residence provides two bedrooms, open plan kitchen, dining and lounge areas, air conditioning and a bathroom with walk in shower, vanity and toilet.

A spacious deck extends the living area outdoors, providing a wonderful place to relax, entertain or simply enjoy the peaceful surrounds.

THE HUGE SHED:

The enormous shed is an impressive feature in its own right and offers an abundance of possibilities.

Inside you'll find an air conditioned entertainment room, perfect for family gatherings or relaxing with friends, together with an outdoor living area complete with bar and wood burning fireplace.

There is also a lockable garage and separate workshop, providing outstanding space for vehicles, machinery, hobbies, storage or projects.

Adding even more convenience, WiFi is connected from the shed through to both homes, making it easy to stay connected across the property.

OUTDOOR LIVING & LIFESTYLE:

The grounds have been established with lifestyle in mind, featuring established gardens and established vegetable gardens, along with large garden beds providing plenty of opportunity to grow your own produce.

For relaxation and entertaining, there is a spa and outdoor pergola, creating a wonderful private space to enjoy with family and friends.

A particularly practical addition is the 20 metre container, stocked with split timber ready for the wood-burning fireplaces, providing an excellent supply of firewood storage.

The property is fully fenced, with the dwellings enclosed by 1.8 metre Stradco Colorbond fencing, providing excellent privacy and separation.

The front of the property also features dog proof fencing, making this a very practical property for families with pets.

For additional security, two outdoor security cameras are also installed.

WATER, SOLAR & SERVICES:

Water security is well catered for with seven 22,500 litre rainwater tanks, providing an impressive total storage capacity of approximately 157,500 litres.

The property also features a solar electricity system and an Enviro Eco septic system, which only requires checking once a year.

All dwellings are steel framed with Colorbond exteriors, providing a durable and practical construction.

A PROPERTY DESIGNED FOR FAMILY:

This is far more than simply a large block with two homes. It is a versatile lifestyle property offering the rare combination of independent living, extensive shedding, entertaining areas, gardens, water storage and privacy.

Whether you're accommodating parents, adult children, extended family or guests, there is room for everyone to enjoy their own space. And with Blackbutt township and the Brisbane Valley Rail Trail only approximately 3 kilometres away, you can enjoy the benefits of a peaceful semi rural lifestyle without sacrificing convenience.

Properties offering this level of versatility and infrastructure are rarely available. An inspection is essential to truly appreciate everything this exceptional property has to offer.

Key Features:

4,050sqm expansive block
Two separate homes
Ideal for extended family / multi generational living
Main home with 2 bedrooms and study
Master bedroom with walk-in robe and ensuite
Master bedroom with access to rear deck
Built in robes to second bedroom and study
Open plan kitchen, dining and lounge
Integrated dishwasher
Double sink
Wall oven
Soft close drawers
Walk in pantry
Generous fridge and freezer space
Combined main bathroom/laundry
Direct access to rear deck
Tiled throughout main home
Air conditioning
Ceiling fans
Wood burning fireplace
Security screens and doors
Blinds and vertical drapes
Tinted western facing windows
Second home with 2 bedrooms
Open plan kitchen, dining and lounge
Air conditioning
Bathroom with walk in shower, vanity and toilet
Spacious deck to second home
Huge multi purpose shed
Air conditioned entertainment room
Outdoor living area
Bar
Wood burning fireplace
Lockable garage
Separate workshop
Three carports
WiFi connection from shed to both homes
Two outdoor security cameras
6mtr Pool/spa
Outdoor pergola
Established gardens & vegetable gardens
20 metre container stocked with split firewood
Fully Dog proof fenced property with 1.8m Stradco Colorbond fencing

around dwellings
7 x 22,500 litre rainwater tanks
Solar electricity system
Enviro Eco septic system
Steel framed dwellings
Excellent privacy
Exceptional outdoor entertaining
Extensive storage and workshop facilities
Approximately 3km to Blackbutt township
Approximately 3km to Brisbane Valley Rail Trail

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MORE DETAILS

Property ID	A0THES
Property Type	House
Land Area	4050 m2

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