



30 Fern Street, Blackbutt

## Charming Two Bedroom Home in the Heart of Blackbutt

Set on a peaceful street in the sought after township of Blackbutt, this beautifully presented two bedroom clad home on Fern Street offers the perfect blend of comfort, functionality, and lifestyle.

Step inside to discover a spacious open plan kitchen, lounge, and dining area, the true heart of the home, complete with air conditioning in both bedrooms, ceiling fans, and a cozy wood burning fireplace for year round comfort. The well appointed kitchen boasts double fridge space, ideal for those who love to entertain or cook. The laundry is conveniently located in the bifold cupboard in the kitchen.

Both bedrooms are generously sized, and feature built in robes, ceiling fans, and air conditioning, providing comfort and convenience for residents or guests.

The home also boasts a huge bathroom with ample built in storage, plus a separate toilet for added functionality.

Outdoor living is a standout feature with a side veranda perfect for your morning coffee, and a massive undercover outdoor entertaining area which is ideal for BBQs, gatherings, or simply relaxing in the

2 1 4

### FOR SALE

Please Call

### AGENTS

Leanne Tinney

0417 747 608

leanne.tinney@ljhooker.com.au

### AGENCY

LJ Hooker Esk | Toogoolawah

(07) 5424 2222

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



fresh air.

Storage and parking are well catered for with a double shed, garden shed, and double carport providing room for vehicles, tools, and more.

### Key Features

- Two spacious bedrooms with built in robes, ceiling fans & air conditioning
- Open plan kitchen, dining & lounge area
- Wood burning fireplace
- Double fridge space in kitchen
- Huge bathroom with storage with separate toilet
- Side veranda and expansive outdoor entertaining area
- Double lock up shed and garden shed
- Double carport
- Peaceful location in the heart of Blackbutt

### Location

Easy access to town amenities, shops, cafes, and the popular Brisbane Valley Rail Trail. Walking distance to Blackbutt State Primary School.

Whether you are downsizing, investing, or looking for a tree change, this home is a must see! This charming home is ready for its next chapter...could it be yours? Contact us today to arrange your inspection.

### Advertising Disclaimer

LJ Hooker Esk | Toogoolawah, its directors, agents, employees, officers and those otherwise associated with maintaining, updating and preparing information on this website have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

### MORE DETAILS

Property ID	9R9HES
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (2) Fire Place Outdoor Entertaining Built-in-Robes Fully Fenced

**Leanne Tinney 0417 747 608**

Sales | [leanne.tinney@ljhooker.com.au](mailto:leanne.tinney@ljhooker.com.au)

**LJ Hooker Esk | Toogoolawah (07) 5424 2222**

221 Ipswich Street, ESK QLD 4312

[esk.ljhooker.com.au](http://esk.ljhooker.com.au) | [esk@ljhooker.com.au](mailto:esk@ljhooker.com.au)



30 Fern Street, BLACKBUTT

