






207 Blackbutt Crows Nest Road, Blackbutt South

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## Lifestyle Acreage with Excellent Infrastructure, 6.77 Acres Just Minutes to Blackbutt

Set on a fully fenced 2.74ha (6.77 acres) and divided into four separate paddocks, this well-maintained property offers the perfect blend of comfortable living and practical rural infrastructure. Ideal for horse enthusiasts or those seeking space for livestock, this versatile acreage delivers peaceful country living just 3km from the heart of Blackbutt.

The low set Hardy Plank home features a convenient and functional layout, with a large open plan living and dining area complete with air conditioning for year round comfort. A separate, compact kitchen includes a pantry and gas stove, offering practicality and efficiency.

All three bedrooms are fitted with built in robes, while the bathroom includes a shower over bath and a separate toilet for added convenience. The spacious laundry provides double wash tubs and houses the large electric hot water system. Storage is well catered for with a double door linen cupboard and separate broom cupboard in the hallway.

**FOR SALE**

Please Call

**AGENTS**

Leanne Tinney

0417 747 608

leanne.tinney@ljhooker.com.au

**AGENCY**

LJ Hooker Esk | Toogoolawah

(07) 5424 2222

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 **LJ Hooker**

Positioned to capture the northern aspect, the home enjoys a welcoming verandah that is perfect for relaxing in both winter and summer. Sustainable features include a rainwater storage tank, a reliable working bore, and a solar electricity system to help reduce energy costs.

Infrastructure on the property is outstanding:

Shed 1: 12m x 6.2m &ndash; accommodates two vehicles

Shed 2: 13.2m x 6.8m plus 6.8m x 4.5m carport &ndash; ideal for additional vehicles, equipment, or a large horse float

Located just 3km from Blackbutt town centre, you will enjoy easy access to a full range of amenities including a medical centre, pharmacy, veterinary clinic, hardware, grocery stores, primary school, bakery, caf&eacute;s, hotel, RSL and golf club. The town also offers a public swimming pool and tennis courts, while the popular Brisbane Valley Rail Trail runs through the heart of Blackbutt, adding even more lifestyle appeal.

This is an outstanding opportunity to secure a well-equipped acreage property in a sought after location, offering space, comfort and convenience all in one.

Key Features:

2.74ha (6.77) fully fenced acres

Four separate paddocks, ideal for horses or livestock

Lowset 3 bedroom Hardy Plank home

Large open plan living and dining area with air conditioning

Separate kitchen with pantry and gas stove

Three bedrooms with built in robes

Bathroom with shower over bath and separate toilet

Spacious laundry with double tubs

Excellent hallway storage (double linen and broom cupboard)

North facing veranda

Rainwater tank plus good working bore

Solar electricity system

12m x 6.2m shed (2 vehicles)

13.2m x 6.8m shed plus 6.8m x 4.5m carport (ideal for horse float)

Only 3km to Blackbutt township amenities

Close to Brisbane Valley Rail Trail

Advertising Disclaimer

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## MORE DETAILS

Property ID 9VKHES  
Property Type House  
Land Area 2.74 hectare  
Including Air Conditioning  
Toilets (1)  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Grey Water System  
Water Tank

**Leanne Tinney 0417 747 608**

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

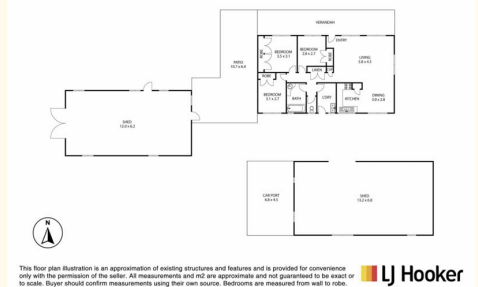
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