

Lot 6 Crumpton Dr, Blackbutt, QLD 4314

Offers Over \$460,000

Residential Land



Private, Peaceful and Full of Potential. 4.7 Hectares on Bla

Just 3 kilometres from the heart of beautiful Blackbutt, this rare 4.7hectare (11.6 acre) property offers privacy, space and exciting potential in a wonderfully convenient rural setting.

Open for Inspection

By Appointment.

Tucked away on a quiet bitumen no through road, this predominantly natural bushland property provides a peaceful rural escape while remaining only minutes from the township. The gently level land is dotted with a variety of established hardwood trees, creating a beautiful natural environment and a sense of seclusion that is becoming increasingly difficult to find this close to town.

The property is fully fenced, with cleared fence lines, and features a network of cleared tracks throughout the acreage. A small cleared house site at the front of the property provides an ideal starting point for those looking to build their own rural retreat, lifestyle home or weekend escape.

Power is conveniently located at the front boundary, further enhancing the property's appeal for future development.

With approximately 105 metres of frontage and 447 metres of depth, the property offers a substantial and practical parcel of land with plenty of room to create your own vision.

DEVELOPMENT POTENTIAL:

An exciting feature of this property is its potential for future subdivision.

Our current research indicates the property is code assessable and may be capable of being realigned into two allotments in a battle axe configuration, subject to South Burnett Regional Council requirements, planning provisions and all necessary approvals.

This could provide an outstanding opportunity for an astute buyer - build your dream home on one allotment and potentially sell the second, subject to Council approval.

Alternatively, simply enjoy the entire property as your own private acreage sanctuary.

A RARE BLACKBUTT OPPORTUNITY.

Listed By

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