

Under Contract



63 Butlers Road, Miles



"TOWN & COUNTRY" - Two Homes on Rural Acreage Only 5 Minutes From Miles

Set on approximately 8.61 hectares (21.26 acres) in the Western Darling Downs region, this versatile lifestyle property offers the perfect balance of peaceful rural living and town convenience, being located less than 2km from Miles' town facilities.

With two dwellings, established infrastructure for cattle/horses, passive income potential through renting the cottage or plenty of room for extended family living, this is a rare opportunity to secure a genuine lifestyle property with flexibility and future possibilities.

The property features gentle undulating country with a nice mix of cleared, natural grassy pastures and gentle gullies with a little timber. There are two paddocks, a large

 6  3  9  8.61ha

Price	\$899,000
Property Type	Residential
Property ID	1208
Land Area	8.61 ha

Agent Details

Alan Cornick - 0418 792 888
Leonie Wheeler - 0428 199 930

Office Details

Rockhampton
109 Campbell St
Rockhampton City QLD 4700
Australia
0749278999

swimming hole/dam and sweeping northern rural views across the property. The property is fully fenced and has a couple of 4WD trails & dirt/gravel roads which give access to a reasonable section of the property.



Main Residence

The spacious family home is a semi-low set colonial-style home with four bedrooms. It offers comfortable country living with its enclosed verandah and rear entertainment area, plus large pergola with BBQ area designed to capture the beautiful outlook over the land. The comfortable lounge room is fitted with a wood heater. Polished wood floors, trims and arches abound throughout the home give it character. Also, the modern well-appointed country kitchen has an electric stove and wall oven with range-hood and microwave alcove.

Features of Main Residence include:

- Four bedrooms
- Additional visitors room & fully enclosed entertainment area
- Bathroom and separate toilet
- Additional shower, toilet and laundry
- Modern kitchen and dining area
- New roof chimney for fireplace
- Carpets and vinyl flooring
- Electric oven and stove & range hood
- Various-sized rainwater tanks
- One garage space plus additional four-car accom
- Large entertaining areas overlooking the property
- Air Conditioning - 3 reverse cycle a/c's; 1 x cool only
- 7 ceiling fans.
- Small workshop attached to main homestead.

Second Dwelling – Modern Cottage – 2011 Build

Hardiplank construction with 2 bedrooms, lounge/ kitchen /dining area, small verandah, 2 x toilets with separate shower recess and very large carport with 3 car coverage.

This valuable addition to the property, is currently returning approximately \$480 per week rental income providing an excellent passive income stream or alternatively as accommodation for extended family.

Features of Second Dwelling include:

- Two bedrooms – fully furnished
- One bathroom
- Separate toilet
- Additional downstairs toilet
- Spacious two-car carport accommodation
- Mostly carpet flooring
- 3 reverse cycle air conditioners
- 2 ceiling fans

Additional Improvements

- CCTV security system covering both houses
- Air conditioning in both houses
- 2 x septic toilet systems - the large cottage having a modern septic tank system (electric pump etc.)
- Both houses have roofing insulation.
- Modern 6m x 6m two car roller-door colourbond shed with concrete floor
- Bush horse stables and tack room
- Timber & corrugated iron machinery & produce sheds.

Power

- 2 Sources of power – Main Line + Solar electricity system being fed to the grid – 2 x Primo gen 24 5.0 on each house
- BYD battery-box premium HV 16.588 kwh on each house.
- Total of 12 Batteries (6 per House)
- Total of 60 Solar Panels (30 per House)

Water

- Dam Water – 2 x 1200 gal tanks + 2 x 2000 gal tanks

- Rain Water - 2 x 7000 gal tanks + 1 x 1200 gal tank + 1 x 2000 gal tank + 1 x 500 gal tank + 2 x 5000 gal tanks
- Hot water supply for residences is via electric hot water systems
- Honda pump supplying water from the dam

Other Information

- Good condition bitumen road brings you to the front of the property with ease.
- Mail Service - twice weekly
- Phone & Internet Service

Location

Chinchilla sits 48 Kms to the East of Miles

Roma sits 140 Kms to the West of Miles

Miles has most shopping needs & goods, including a modernised post office, car repair workshops, fuel stations & roadhouses, engineering, Dunlop Tyre & Battery, schools, hotels, police, ambulance, hospital & medical centre, churches, large IGA & Food works, modern motels, produce & farm equipment stores, Mitre 10 Hardware, chemist, bank, newsagent, govt. agency, library, heritage museum, sports clubs & race track, etc.

The larger country towns of Chinchilla & Roma have many of the national retail & food franchises + a large cross-section of retail & small industries + car & truck sales + hospitals & medical centres, etc.

From a number of different angles, this multifaceted property will satisfy most discerning acreage lifestyle buyers as it offers enormous flexibility for horse lovers, hobby farming, multi-generational living, rental income or simply enjoying a relaxed country lifestyle with the convenience of town only moments away, are difficult to find. You won't want to miss this opportunity.

For further information or to arrange an inspection, contact:

Alan Cornick Real Estate - Alan Cornick – 0418 792 888 or
Leonie Wheeler – 0428 199 930

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