



**MANJIMUP**  
**16 Blackbutt Drive** - PID: 806994

**OFFERS FROM \$399,000**

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## Your own slice of Blackbutt Drive - 4.35 acres on the edge of town!!

Lets be honest, Blackbutt Drive is one of the most prestigious locations of Manjimup. The home is situated at the top of the hill, overlooking the gully with enough set back from the road for privacy. A large Cedar home with colourbond roof that is wrapped in veranda's. There is no substitute for size with a large kitchen that opens up to equally large dining and family room. A wood fire and ducted reverse cycle air conditioning provides very comfortable living. In addition the all this living space the home features 5 bedrooms, one of which is certainly large enough to work as an additional living area including sliding door to a private lawn sitting area. The bedrooms feature amazing storage, with the master bedroom having more robe space than you could possibly imagine. Large tiled laundry with separate toilet in addition to the bathroom and ensuite. This home is well suited to the block with the kitchen and entertainment deck overlooking such beautiful land. There is a double carport under the veranda which is very spacious, easy for all your shopping requirements. A comfortable shed, which would make a perfect workshop with cement floor and an additional lean too for firewood. This property is fenced to currently home horses, with a lovely scattering of trees for shade and shelter in addition to a selection of fruit trees. Either enjoy the property just for yourself or subdivide to make a profit, plans have been drawn up for this on a previous

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