



268 Lings Road, BUTTAI, NSW 2323

A Rare Luxury Acreage on 24.14 Acres in the heart of Buttai

Set on an expansive 24.14 acres in a tightly held and highly sought-after location, this much-loved family acreage offers the perfect blend of country lifestyle and practical living. Properties of this scale and position are rarely offered to market, making this a truly special opportunity. Thoughtfully cared for over the years, the home reflects warmth, character and the kind of space where a growing family can thrive-whether it's room to roam, run a few animals, or simply enjoy the peace and privacy that only acreage living can provide.

At the heart of the property is a spacious four-bedroom home, offering generous living areas and comfortable family living-ideal for growing families or a relaxed country lifestyle. The kitchen is the centrepiece of the home, seamlessly connecting to the family living and dining areas, as well as the external doors. It is anchored by a striking blue marble benchtop and complemented by sleek stainless-steel finishes. The laundry and bathrooms capture a refined blend of old-world charm, country warmth, and contemporary design. Classic elements such as feature tiling, vintage-inspired fixtures, and soft, muted tones create a sense of timeless elegance, while subtle country touches-like natural textures, timber accents, and layered finishes-add warmth and character.

Outdoor entertaining is in abundance, with a wrap-around veranda inviting you to follow

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TYPE: For Sale

INTERNET ID: 124P2566

SALE DETAILS

For Sale | Guide
\$2,700,000

CONTACT DETAILS

Elders Advantage Group
2/8 Billbrooke Close
Cameron Park, NSW
02 4013 1929

Ricky Briggs
0400 312 136

the sun year-round-perfect for morning coffees or relaxed afternoons taking in the surrounds. A covered entertainer's cabana sits beside the sparkling pool, creating an ideal space for gatherings with family and friends. And when it's time to explore, the property truly comes to life, offering acres to roam, with dams to discover whether on horseback or motorbike.

The property offers flexibility for a wide range of rural and lifestyle uses, making it a versatile opportunity for both owner-occupiers and investors looking to capitalise on acreage living.

The Home:

- 4 Large Bedrooms
- Practical floor plan with separated Formal Lounge, Formal Dining, Meals and Sitting rooms
- 3 bathrooms; ensuite to main
- Large country style kitchen with stainless steel appliances
- Fireplace | Air conditioning | Ceiling Fans

The Property:

- 24.14 Acres | Zoning RU2
- Horse Stable | Cattle Yard | 2 Paddocks
- 1 Large Dam | Chook Pen
- 10x10 Shed | New 4x10 Carport suitable for motorhome or caravan
- 6.6kw Solar System | 8 Meter Pool | 6x6 Pergola

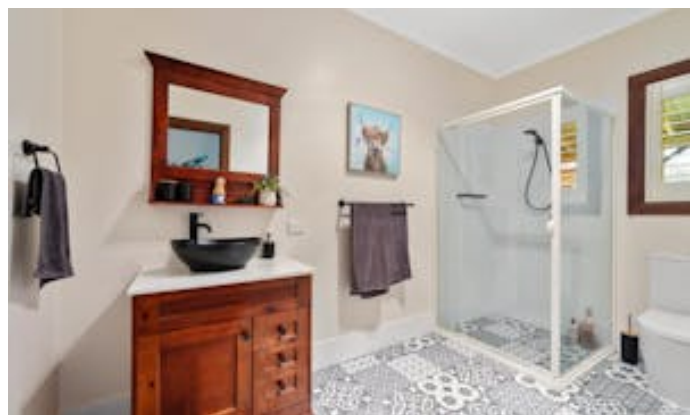
The Location:

- Approx. 1.2km to Full Throttle Ranch for those succulent ribs & steaks
- Approx. 5.8 km to Hunter Valley Expressway
- Approx. 10km to M1 Motorway Northbound & Beresfield Industrial Estate
- Approx. 11km to Kurri Kurri Village & Shops
- Approx. 16km to Greenhills Shopping Complex | Maitland Hospital

Positioned in sought-after Buttai, this property combines the charm of country living with the convenience of nearby amenities-delivering space, comfort, and endless potential.

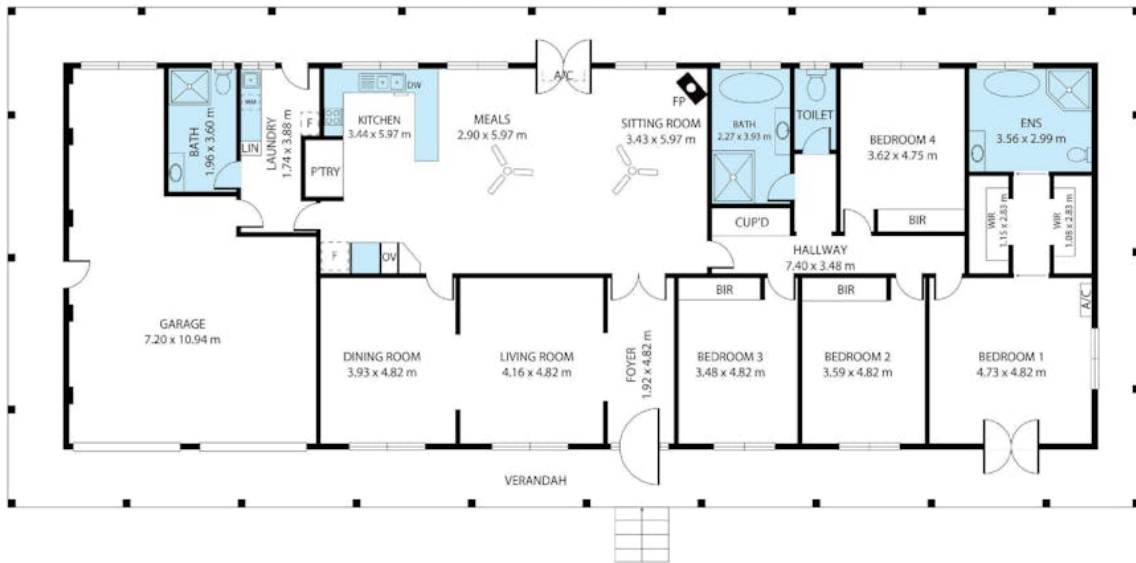
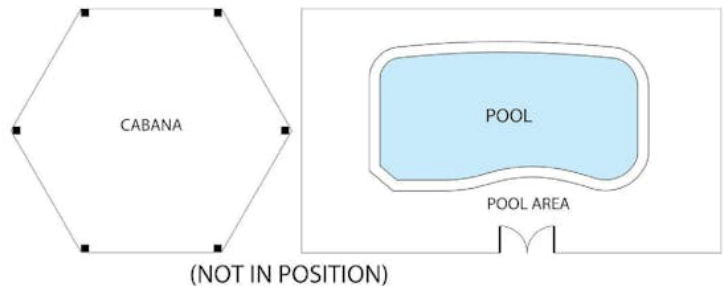
Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 24.14 acres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 10
- Ensuite









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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate in metres and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.