



40 Yabba Road, Imbil



## OPEN FOR INSPECTION AND REDUCED TO SELL!

The landscaping at 40 Yabba Rd hides a colourful home that is packed with all the character features that you expect in a hinterland village. It is conveniently located on a service road, off Yabba Rd. The home is north facing and sits in established grounds.

The main entry to the house is via the front stairs to a wide landing. Internally, you enter a long room that would make an ideal office or study, but could be converted to a third bedroom. The lounge room has high timber ceilings, VJ walls, period trim and two sets of French doors to access the side deck. There is slow combustion heating and timber-look vinyl floorcoverings. The galley kitchen has been upgraded, but has retained the French door access to the side deck. It has electric cooking, plenty of storage and sits adjacent to the dining room.

There are two dedicated bedrooms, with a walk-in-robe/dressing room off the main, one bathroom and of course the study.

An absolute feature of this house is the wide, shady side deck. It adds so much to the living space and, with three sets of French doors, moving from inside to outside is easy. The grounds are quite private with rambling gardens both front and rear. There are plenty of storage options under the house including tandem parking for two vehicles. Solar power back to the grid is a real bonus!

Imbil is the largest of the Mary Valley villages. It is set on the banks of Yabba

 3  1  2  910 m<sup>2</sup>

<b>Price</b>	SOLD for \$260,000
<b>Property Type</b>	Residential
<b>Property ID</b>	162
<b>Land Area</b>	910 m <sup>2</sup>

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

Creek, on the edge of the State Forest, and is the gateway to Borumba Dam. It is less than half an hour from Gympie, 45 minutes from the coast at Noosa and an easy 2 hours from the centre of Brisbane, via the new freeway.

To arrange your personal inspection of 40 Yabba Rd Imbil, contact the team at Ron Jeffery Realty. It is a house full of character, just waiting for a new owner!