

Sold



989 Yabba Creek Road, Imbil

ron jeffery realty



## A PLACE CALLED YABBA GLEN

### IN THE MARY VALLEY

Positioned at the 4th crossing on Yabba Creek Rd, midway between Imbil and Borumba Dam, Yabba Glen offers a world of opportunities – rural, lifestyle and commercial.

This 22-acre (9.134 ha) property, currently split between parkland and plantation, is productive land that includes 5 acres of creek flats shaded by mature Pecan trees, on the lower level, and open grazing land around a lake-size dam on the higher level. The plantation, first established in 2003, covers approximately half of the property. It has been well maintained and will reward the owners in years to come. In the meantime, enjoy the forest.

The immaculately presented home at Yabba Glen is a single level Besser-Block cottage with full length front and rear verandas. Both verandas have excellent views. Internally, the living area is a conventional L-shaped lounge/dining room with timber look vinyl floor coverings. The kitchen has a freestanding electric cooker and direct access to the laundry. There are three bedrooms, two with built-in robes, and one bathroom. The rear veranda leads to a screened breezeway that joins the cottage to the games room. There are entertaining options wherever you look.

Outbuildings include a 10m X 12m fully enclosed machinery shed, an open machinery shed and a workshop. Both single and 3-phase power options are available. There's plenty of room for everyone's hobby!

Water is the standout feature here. The property has long frontage to Yabba

 3  1  7  9.13 ha

**Price** SOLD for \$750,000

**Property Type** Residential

**Property ID** 208

**Land Area** 9.13 ha

#### Agent Details

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#### Office Details

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**RJR Property**

Creek, a 24ML water allocation from the creek, a large dam, two bores and a rainwater tank.

The opportunities at Yabba Glen include:

- Living a country lifestyle in a parkland setting,
- Utilizing the land & water for your own rural pursuits, or
- A commercial venture in either forestry, accommodation or both.

Yabba Glen is just 5 minutes from Imbil, half an hour from Gympie and 15 minutes from the new freeway, on your way to anywhere.

Inspections of Yabba Glen can be arranged by contacting the team at ron jeffery realty.

With offices in both Imbil and Kenilworth, ron jeffery realty have the Mary Valley covered.