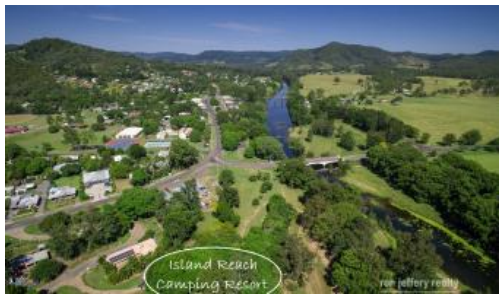


Sold



1 Imbil Island Road, Imbil



## ISLAND REACH CAMPING RESORT

The sale of **Island Reach Camping Resort** is an opportunity for you to secure property on the very edge of Imbil village.

The property offered For Sale can be best described as:

- A 12 acre\* (4.87 ha\*) parcel of land, in two titles, within the village of Imbil. Entrance to the property is from Imbil Island Rd,
- It is zoned Residential Living with substantial areas noted as "Limited Development (Constrained Land)"
- The grounds are well grassed, shaded by mature trees and have over 300 metres frontage to Yabba Creek, giving excellent access to water where the level is controlled by Imbil Weir.
- The property had operated as a popular camp ground for many years, until its closure in December 2017.

Infrastructure forming part of the sale include:

- A brick and tile building formally used as both the on-site managers house and the park office. The 3-bed, 1-bath home is at one end, with the office and storage areas at the other end. The building has the power disconnected and requires significant renovation before habitation.
- Garaging, workshop and storage facilities including a triple garage with extra under-cover area,
- One 2 bed, 1 bath cottage with a veranda, plus two older cottages,
- Amenities blocks providing separate male and female toilet & shower facilities, plus a laundry,
- A covered, paved and powered picnic/BBQ area, and

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**Price** SOLD for \$1,100,000

**Property Type** Residential

**Property ID** 245

### Agent Details

Ron Jeffery - 0402 223 201

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil

07 5488 6000

7 Elizabeth St, Kenilworth

07 5446 0164



- A range of powered and unpowered camp sites.

Note: This is the sale of land & buildings only and does not include the sale of any business. Therefore, no financial information can or will be made available. The property will be sold in its current condition and prospective purchasers are encouraged to make their own enquiries with Council.

Imbil village is located in the Mary Valley. It is set on the banks of Yabba Creek, the edge of Imbil State Forest and is the gateway to Borumba Dam. It's a hinterland, frontier town, where the forest and waterways are a playground for visitors with horses, bikes, 4WDs, boats and kayaks. In the Imbil area you can walk, drive, ride, paddle, water ski and fish!

The village boasts a range of services that include:

- School to year 10, childcare centre, medical centre & pharmacy
- Our local hotel, 2 cafes and a Bowling Club
- The general store, a butcher shop & hardware store
- Post Office, Police Station and Fire & Rescue Station
- A library, playground, showground and community halls
- Service industries including our real estate agency
- A number of interesting retail stores, a hairdresser, and more

The village is around half an hour from the regional centre of Gympie and 10 minutes off the new Bruce Highway. It's 45 minutes from Noosa and a comfortable drive to Brisbane!

**ron jeffery realty** are the marketing agents for the sale of this Imbil property. You can secure your copy of the Information Memorandum, or arrange a personal inspection of the Island Reach Camping Resort, by contacting any member of our sales team.

This is your opportunity to secure something special!

The property will be offered For Sale by Auction as follows:

FOR SALE BY AUCTION

On-site: Imbil Island Rd, Imbil

SUNDAY 10.00 am

25th MARCH 2018

Note:

Measurements marked with \* are approximate measurement only.

The photos and video footage shows subject property and surrounding areas.

There are a number of solar panels located on the property which do not form part of the included infrastructure. These solar panels will not be sold with the property. Potential purchasers are encouraged to conduct their own enquiries in relation to the solar panels.