

Sold



297 - 313 Boyle Road, Belli Park



## TWO FOR THE PRICE OF ONE!

Boyle Rd is off the Eumundi Kenilworth Rd, between the villages of Eumundi and Kenilworth. This 78-acre (31.66 ha) property is just 5 minutes off the main road, in a quiet spot.

The block is long and narrow with the front one third well fenced and watered for grazing. There are 5 paddocks, all with dam water, and a bore. The balance of the property is well treed but with good tracks for bike or horse riding. Some of the views from the high country at the back are quite spectacular!

The property has two totally self-contained homes. Great for extended family or full/part time rental income. They each have independent driveway entries and access to grazing paddocks.

The main house is a large older style home, fenced into a secure yard. A vast, covered entertainment area gives access to the home, straight into the living room. There are two living areas that can be divided between casual and formal living. The casual area has air conditioning, the separate formal area has a slow combustion heater, but they both have polished timber floors. The kitchen has a freestanding stainless steel electric cooker with matching range-hood and a huge walk-in pantry. The home has one updated bathroom, two toilets and a total of 5 bedrooms. The master bedroom has two rooms that present a variety of options. The decked and paved covered entertainment area connects the home to the in-ground pool. This is a great family home!

The second home, or cottage, is a modern open plan design with timber-look vinyl floorcoverings and slow combustion heating. The kitchen has gas cooking, timber benchtops, a pantry and an island bench. It all looks brand new! There

🛏️ 7 📶 3 🚗 7 📄 31.66 ha

<b>Price</b>	SOLD for \$785,000
<b>Property Type</b>	Residential
<b>Property ID</b>	259
<b>Land Area</b>	31.66 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



are two bedrooms with an en-suite and walk-in robe off the master and built-ins in the second. Bathroom fittings are to a high standard.

Outbuildings include a fully enclosed 5 bay machinery shed, an older 3 bay shed and a double garage that has been lined and air conditioned. A meat handling room and attached cool room is a great extra.

Inspections of this Belli Park property can be arranged by contacting the team at **ron jeffery realty**.

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