

Sold

WELCOME



90 Marroo Road, Brooloo



## JUST ADD THE FINISHING TOUCHES!

This 7-acre (2.81 ha) parkland block is a little slice of solitude. A tranquil spot close to the forest where you can enjoy being close to nature without being too far from village amenities.

The passive solar, steel portal frame, designed house is cool in summer and warm in winter. It's HardiPlank clad and has 3-metre wide verandas on 3 sides. The 180 deg northerly view takes in the Brooloo Bluff and the Kenilworth Gap, and everything in between.

You enter to a spacious kitchen/dining room with high ceilings and polished timber floors. There are plenty of louvre windows to control the breezes and let in the light. The kitchen is in the north-east corner of the house and features stone benchtops, a great island bench and a gas cooktop. The high ceiling theme continues right through the home. There are two spacious bedrooms, both with veranda access, and one well-appointed bathroom. The family/entertainment room, although still requiring some finishing to the wall/ceiling linings and floor coverings, has a bank of casement windows.

Car accommodation and workshop facilities include a large double garage under the roofline, with internal access, and an adjoining purpose-built workshop. Water is no problem with 15,000 gals of rainwater storage and a bore. There is a 25 panel (5 Kw) solar power system and solar hot water. The north-facing block is home to a 1 ha hardwood plantation plus native trees to attract the birdlife.

90 Marroo Rd is just 100 metres from the forest, off Coonoongibber Creek Rd, mid-way between the villages of Imbil and Kenilworth. It is half an hour from

 2  1  2  2.81 ha

<b>Price</b>	SOLD for \$465,000
<b>Property Type</b>	Residential
<b>Property ID</b>	313
<b>Land Area</b>	2.81 ha

### Agent Details

Ron Jeffery - 0402 223 201  
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### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

Gympie and has easy access to the new freeway, on your way to anywhere.

Inspections of 90 Marroo Rd Brooloo 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.