

Sold



167 Coonoongibber Creek Road, Brooloo



## IT'S NOT ALL ABOUT THE LAND!

There's a lot to think about when buying a rural property. However, the land is always high on everyone's list. So, if productive land is on your list, consider this ... a level 21-acre (8.68 ha) block, well fenced into grazing paddocks, with good water and long creek frontage. As a grazing block, it's hard to beat. See the photos & video!

The house is sited in a large house yard with a veggie garden, fruit trees and a view of the Brooloo Bluff. It's a high-set Queenslander, with useable space underneath. Externally, the walls are weatherboard upstairs and solid block on the ground floor. Internally, the common entry delivers you straight into a large kitchen with plenty of cupboard storage that includes a walk-in pantry. It has a freestanding electric stove and a block/island bench.

The timber floors in the kitchen extend to the air conditioned loungeroom, as does the Art Deco feel. There are 3 bedrooms, all generous in size, and one bathroom off the study nook. The veranda has a number of entry points, including French door access from the bedrooms. While the house needs a little work, it certainly has the style! Downstairs has parking for 3 vehicles plus workshop, storage and rumpus spaces.

Number 167 is on the sealed road section of Coonoongibber Creek Rd, midway between the Mary Valley villages of Imbil & Kenilworth, and half an hour from Gympie. You can have easy access the freeway in a number of ways (towards Gympie, through Kenilworth or via Moy Pocket Rd), on your way to anywhere.

Inspections of 167 Coonoongibber Creek Rd can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil,

 3  1  3  8.68 ha

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|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$588,500 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 420                |
| <b>Land Area</b>     | 8.68 ha            |

### Agent Details

Darren Newton - 0419 725 182  
Ron Jeffery - 0402 223 201

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
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**RJR Property**

Kenilworth & Montville ... ron jeffery realty have you covered, from the Valley to the Range!

A house with style, on unbeatable creek-frontage grazing land!