

Sold



3360 Mary Valley Road, Imbil



## COMBINE YOUR LIFESTYLE AND YOUR BUSINESS!

The Mary Valley is lifestyle country, and Imbil is in the centre of the Valley. 3360 Mary Valley Rd is a fully fenced 43/4 acre (1.92 ha) grazing block with one dam! We arrive at the property through electric remote-controlled gates and approach the home on a sealed circular-driveway.

It's a stately, homestead design and we enter the house, via the front veranda, to an open plan living area, notionally divided by a change of floor ... the lounge is carpeted while the kitchen/dining room has polished timber floors. However, they both have easy access to the front deck and share the uninterrupted view over the productive dairy country on Yabba Creek, Imbil village and the forest beyond.

The air-conditioned kitchen and dining areas are separated by a long island bench, home to a breakfast bar, sink and dishwasher. Cooking is a 5-burner gas stove, there are stone benchtops and plenty of storage & fridge space. The home has 4 bedrooms and 2 bathrooms, the master with a walk-in robe and the ensuite. While one bedroom is currently used as an office, the utility/sewing room could be a study with a view!

Visually separated from the homestead by retainer walls and gardens, the original 3-bay shed has been extended and transformed into, what is now, a Council approved cafe/function facility with under cover seating for over 50 diners. It is serviced by a commercial kitchen with every appliance, and has toilet facilities for both staff and guests. The rustic facility's uses are only restricted by your imagination.

Apart from the additional storage in the shed, there is a 4-bay machinery shed

4 2 4 1.92 ha

<b>Price</b>	SOLD for \$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	441
<b>Land Area</b>	1.92 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

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07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

and onsite parking for vehicles and vans. Power, septic and water storage facilities are excellent.

3360 Mary Valley Rd is just a couple of minutes from the village of Imbil, under half an hour from Gympie and about 10 minutes from the new freeway, on your way to anywhere.

Inspections of 3360 Mary Valley Rd Imbil can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil, Kenilworth & Montville, ron jeffery realty have you covered from the valley to the range.

3360 Mary Valley Rd Imbil – a place where you can combine your lifestyle choice with your business interests!