

Sold



4414 Mary Valley Road, Brooloo



## A STORYBOOK COTTAGE!

There are some magic spots in the Mary Valley, but none better than this one! The storybook cottage here has everything. It's a mix of Queensland original with a bit of rustic and a dash of quirky ... and it all works perfectly. The established block is well positioned at the top of the Coonoon Gibber Creek valley, with a great outlook.

Externally, it's a double-storey timber-clad cottage, sitting amongst a cluster of outbuildings. Inside, the lower level has rustic charm. The sitting room has slow combustion heating, the kitchen a free-standing stove, open shelving & a quirky island bench, and there's a room that could be either a bedroom or a dining room (living room extension). The floors are a combination of polished timber & polished concrete. The wide rear deck is a natural extension to the living space.

You enter the top level via external stairs. This level is largely original with high ceilings, timber walls & ceilings and beautiful polished timber floors. A central sitting room on this level gives access to two bedrooms, a study nook and a bathroom that features a clawfoot bath.

The property is powered by a stand-alone solar power system, with mains power back up. There are 5 water tanks, providing storage for 60,000 litres and it is fenced into 5 paddocks with one dam.

The cottage is located on a picturesque 10-acre (3.93 ha) parcel of land, between the villages of Kenilworth & Imbil. It is just over half an hour from either Gympie or Noosa and has easy access to the freeway, on your way to anywhere.

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**Price** SOLD for \$458,000  
**Property Type** Residential  
**Property ID** 493  
**Land Area** 3.93 ha

### Agent Details

Darren Newton - 0419 725 182

### Office Details

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**RJR Property**

Inspections of 4414 Mary Valley Rd can be arranged by contacting the team at **ron jeffery realty**. With 3 offices conveniently located in Kenilworth, Imbil & Montville, **ron jeffery realty** have you covered ... from the valley to the range.

The picture-perfect cottage sits in an elevated spot, in the beautiful Mary Valley.