

Sold



9 Western Creek Road, Imbil



## 25 ACRES ADJOINING THE STATE FOREST

Q. You might ask ... who would this property suit?

A. Horse riders of every descriptions. There is good grazing on flat land, it adjoins the State Forest and is a short ride away from Imbil Showground.

A. It is less than 2 km from Imbil CBD, a 2 minute drive or a short stroll.

A. Speaking of walking, the property adjoins the Mary Valley Rail Trail and the State Forest. How much walking can you handle?

A. It is good grazing land so you can bring all your animals, of any description.

The typical Mary Valley farmhouse here sits in an elevated position, in a well-maintained house yard. While the weatherboard-clad home has a wide front veranda, we take the common/country entry, at the back, via the laundry.

The living area is semi-open plan with a carpeted lounge semi-separated from a kitchen/diner with vinyl floorcoverings. The timber kitchen has a free-standing gas stove, island bench and breakfast bar. There are 4 bedrooms plus a study nook, one bathroom and a separate toilet.

The main outbuilding is a 3-bay garage with room for 2 vehicles plus workshop & storage. Under the house can shelter another 3 vehicles. The property is fully-fenced and watered from 2 dams & Western Creek.

9 Western Creek Rd is on the edge of Imbil, adjoining the State Forest. It is half an hour from Gympie, 45 minutes from the coast at Noosa & about 10 minutes from the freeway ... on your way to anywhere!

Inspections can be arranged by contacting the team at ron jeffery realty. With 3

 4  1  5  25.00 ac

<b>Price</b>	SOLD for \$840,000
<b>Property Type</b>	Residential
<b>Property ID</b>	683
<b>Land Area</b>	25.00 ac

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

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**RJR Property**

offices conveniently located in Imbil, Kenilworth & Montville, ron jeffery realty  
have you covered ... from the valley to the range!

Question ... who would the property at 9 Western Creek Rd Imbil suit?

Answer ... almost everyone!