

Sold



103 Kenilworth-Brooloo Road, Kenilworth



## THE HOUSE, THE SHOUSE AND THE SHED!

Finding the right well-appointed grazing property in the Mary Valley can be a challenge at anytime, and finding one close to the edge of a picturesque village is next to impossible. Except when you discover the 60-acre (24.59 ha) grazing property at 103 Kenilworth Brooloo Rd Kenilworth.

You arrive in the house yard of this property to a circular driveway around an inviting firepit, shaded by two majestic gums. This driveway gives access to three buildings ... THE HOUSE, THE SHOUSE AND THE SHED.

### THE HOUSE:

Externally, this is a cute, weatherboard-clad cottage, painted in shades of grey & white, with a wrap-around front deck a shaded rear deck. The decks combined with the firepit are all the outside entertaining space you need. You can enjoy the awesome views from anywhere in the house yard.

Internally, the living area is light & bright and features polished timber floors and both air-conditioning & slow combustion heating. The galley kitchen has a 6-burner gas stove, single draw dishwasher & a feature sink. There's plenty of storage and the adjoining laundry doubles as a butler's pantry!

All three bedrooms have built-in robes and there is one modern bathroom.

The front deck captures the view over the river country while the rear deck is shaded & protected, great for enjoying a coffee, a beer or a wine.

### THE SHOUSE:

It looks like a shed on the outside, but inside, it's definitely a house - therefore, it's a shouse! The open plan design takes in a spacious living area with slow

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**Price** SOLD for \$1,510,000

**Property Type** Residential

**Property ID** 829

**Land Area** 24.59 ha

### Agent Details

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**RJR Property**

combustion heating and a kitchen/laundry with great bench & storage spaces. There is one enclosed bedroom and full bathroom facilities. The house has its own private entertainment space outside. This building is well-suited to independent children, long-stay friends or Airbnb guests.

#### THE SHED:

The main outbuilding is a 20m X 10m, high access machinery shed. It consists of 2 wide open-bays for vehicles & farm equipment and a fully-enclosed section suited to workshop & storage. The shipping container stays, adding to the available storage area.

There is a productive veggie garden, a well-protected chook run, mature fruit trees and rolling green lawn in the fully-fenced house yard!

The 60-acre property provides approx 40 acres of grazing land & 20 acres of quality forest. Speaking of forest, the property has direct State Forest access, great for walking and all forms of riding. Water is covered with 2 dams, a bore and loads of tank water storage. Solar power back to the grid & cattle yards are some of the other added features.

This property is less than 2 Km from the centre of Kenilworth, a village set on the banks of the Mary River, close to the State Forest & National Park. The village is under 30 minutes from Eumundi where you can go through to the coast at Noosa, or join the freeway ... on your way to anywhere!

Inspections can be arranged by contacting Darren Newton from RJR Property on 0419 725 182.

Large acreage on the edge of Kenilworth ... it's a lifestyle choice!