

Sold



108 Yabba Road, Imbil



## THE HEART OF THE TOWN!

When you are talking about real estate, it often comes back to Location, Location, Location!

This home is smack bang in the middle of town.

Entry into this Queenslander style home is via the front staircase, and into a fully enclosed sleepout. This area lends itself to a well-lit reading & sitting room or a great home office.

The home has high ceilings, VJ walls and ceilings and timber look flooring throughout. There are three bedrooms, the master with a built-in robe and direct access to the veranda and the bathroom, with separate toilet, is at the rear of the property. This rear section of the home has feature pine lined walls and double French doors leading outside.

The kitchen, dining and lounge area is open planned and allows the chef in the house to be cooking and entertaining guests at the same time. The eat in style kitchen is modern and features a neutral colour scheme, timber flooring, electric cooking facilities and a good-sized pantry.

Outside, this property presents itself as the perfect entertainer with covered verandas on two sides. The three metre wide verandas have a north easterly aspect and are wide enough for a large dining table and outdoor settings, and have stairs down to the backyard from two directions.

Underneath, there is even more to explore. Covered entertaining spaces below the timber verandas, separate shower and toilet, full sized laundry, a large enclosed room for storage, plus huge garage area with sliding door access. This

🛏 3 📶 2 🚗 1 📏 915 m2

**Price** SOLD for \$575,000

**Property Type** Residential

**Property ID** 868

**Land Area** 915 m2

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164

 **RJR Property**

area provides secure parking for one vehicle and would be ideal for a teenage retreat or the perfect pool room – you decide.

108 Yabba Road is a 915m<sup>2</sup> block neatly presented with mowed lawns and tidy gardens, and overlooks the railway park precinct. Whilst the house has been used for residential living, the property sits in a District Centre zoning and therefore could be used for commercial purposes.

Inspections can be arranged by contacting Ian Naylor from RJR Property on 0466 341 065.

The ideal location and commercial potential ... it's a lifestyle choice!

\*\*\***(NOTE: Boundary lines are indicative with the shed being on the block next door)**\*\*\*