

Sold



3435 Mary Valley Road, Imbil



## GRAZING PROPERTY MINUTES TO IMBIL

This 30-acre property, neatly mowed like parkland with a beautiful scattering of mature trees, is ideal for grazing and horses. There are four paddocks plus the horse yard with shelter, three dams and gravity fed water troughs.

This property really is a picture, and the rear veranda of the home is the ideal lookout. The timber house has verandas on all sides – perfect to simply enjoy the view or for your entertaining.

From the back, enter via sliding doors into the open planned lounge, dining, and kitchen area and enjoy the cathedral ceilings with exposed beams, timber floors and large timber posts. The slow combustion fire with feature slate wall will keep the whole house warm.

The kitchen is an open space with gas cooking and allows for a dining table large enough to seat the whole family.

There are three bedrooms, two with built in robes, the third is ideal for your home office, and the original laundry and spacious bathroom are located either side of the front entrance.

This property, with its formal entry and circular driveway is neatly landscaped with established trees, shrubs, and garden beds. There is huge tank water storage and taps everywhere to ensure watering is a breeze.

Sheds for both vehicles and storage have also been well considered with a 6m x 5m carport off the driveway, a garden shed or tack room near the house, 6m x 12m enclosed shed with room for 3 vehicles and workshop, plus a double carport and an extra high single carport located at the far end.

 3  1  6  11.98 ha

**Price** SOLD for \$1,050,000

**Property Type** Residential

**Property ID** 930

**Land Area** 11.98 ha

**Floor Area** 191 m<sup>2</sup>

### Agent Details

Jason Staines - 0459 294 555

### Office Details

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07 5488 6000

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07 5446 0164



**RJR Property**

3435 Mary Valley Road, with driveway access off Bryant Road, is only minutes to the Imbil village, approx. 35 kms to Noosa or 15 minutes to the new freeway.

To find out more information, or arrange your personal inspection, contact Jason Staines from RJR Property.

A grazing property only minutes to Imbil ... it's a lifestyle choice!