



31 Ballard Road, Imbil



## NEW PRICE – MOTIVATED SELLER!

31 Ballard Road Imbil is a unique property ... the opportunities it provides are endless.

When it comes to water frontage, acreage for leisure activities and the ideal village location, this ticks all the boxes.

With long frontage to Yabba Creek you have unlimited access for kayaking, fishing, swimming and relaxing on your own pebble beach.

This property also has a 1ML water license pumping straight from Yabba Creek.

With 6 acres, you have paddocks for the family animals and horses, ample space for riding, land for camping, and endless opportunities for gardening and planting.

This property is only a short stroll into Imbil village for a coffee or sweet treat in one of the eateries. You can ride your bike into the Imbil State Forest in under 5 minutes, and it is only a 10-minute drive to Borumba Dam for more water sports and fishing.

Overlooking the creek, well above flood level, this low set brick home has great space for the whole family and the perfect full-length veranda to take in the view.

The formal lounge dining area is open planned and large enough for a lounge and dining table, with access via sliding doors out to the veranda. The kitchen is a good size with gas cooking facilities, ample cupboard space and enough room for everyone to eat at the breakfast bar. This open family meals area is ideal for a kids TV room or just another sitting space and has access to the entertaining

4 bedrooms 2 bathrooms 5 car spaces 2.53 ha

<b>Price</b>	\$975,000
<b>Property Type</b>	Residential
<b>Property ID</b>	933
<b>Land Area</b>	2.53 ha
<b>Floor Area</b>	203 m2

### Inspection Times

Sat 19 Apr, 10:00 AM - 11:00 AM

### 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**

veranda.

There are 4 bedrooms, master with ensuite and walk in robe, bathroom with separate toilet plus a full sized laundry.

This property is well set up with sheds and car accommodation to suit everyone. An extra high carport for 3 vehicles on the left of the home, two double garages joined by a double carport and a small brick shed to the right, all with access directly from Ballard Road. Plus, a tandem double carport attached to the house.

31 Ballard Road allows for the ideal rural lifestyle in a residential village location and is located under half an hour to Gympie and approximately 10 minutes to the new freeway.

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

Water, leisure and location ... it's a lifestyle choice!