

Sold

104 Callemonda Road, Brooloo



## KWIRKY AND FULL OF SOUL!

Positioned perfectly amongst the huge trees in neatly mowed grounds, this lovely little cottage has all the country charm with a calming energy.

Originally a forestry hut, this home has a covered front entrance providing the perfect deck for sitting and taking in the view around you, including established fruit trees and mature plants.

Inside makes you smile, and you can appreciate the amazing stories this cottage could tell. Timber floors and VJ walls & ceilings feature right throughout the home.

The dining room has a slow combustion fire, and the separate lounge is a cosy space with a door onto the veranda.

The centrally located kitchen has timber benchtops, a neat breakfast bar nook, electric cooking facilities and great storage for its size.

There are two bedrooms, both with doors leading outside, and the combined laundry bathroom is located off the kitchen.

The rear covered veranda runs the length of the home – the ideal entertaining space with filtered sunlight through the beautiful trees and stairs down to the established gardens.

Follow the moss-covered concrete stepping stones through the grounds down to the old cabin... imagine this all restored, and take in the view of the large dam, surrounded by trees filled with birdlife, and all immaculately mowed.

There are animal shelters for your horses, good water tank storage and a kwirky opened or carport alongside the house.

 2  1  1  2.00 ha

<b>Price</b>	SOLD for \$650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	941
<b>Land Area</b>	2.00 ha
<b>Floor Area</b>	99 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**

104 Callemonda Road is located on 2 Hectares of grazing land ... perfect for your animals or simply to enjoy. This home has soul and encourages you to really relax and take it all in.

Only 15 minutes to Kenilworth village, just over 10 minutes to Imbil or 20 minutes to the new freeway, all inspections can be arranged by contacting Ian Naylor from RJR Property on ...

A kwirky cottage with soul ... it's a lifestyle choice!