



149 Little Bella Creek Road, Bella Creek



## 'BELLAVUE', THE ULTIMATE RURAL HOLDING

'Bellavue', at approximately 143 acres, is the ultimate rural holding in the Little Bella Creek valley.

Grazing land equally suited to cattle and horses, currently into 8 paddocks, this property has mature trees and spectacular views.

While it has frontage to Bella Creek, it also enjoys private and protected camping sites and rock pools along the Little Bella Creek frontage.

Positioned grandly towards the top of the hill, the homestead is generous in proportion and luxurious in design.

Formal verandas and entertaining rotunda surround the home allowing for entry via French doors to many rooms. Timber floors, VJ walls, high ceilings and period trims feature throughout.

Spacious lounge and dining rooms, separated by a formal entrance, lead into a large eat in style kitchen generous enough for a family dining table plus seating in front of the slow combustion fireplace. RC/AC, gas hotplates, electric oven, pantry and ample storage – this is a chef's dream.

The home has 4 bedrooms, master with ensuite and walk in robe, and bathroom with freestanding claw bath.

Outside, the homestead has a 20m saltwater lap pool and landscaped grounds that look out over the paddocks and dam... It's just breathtaking. Ample tank water storage, a 5 kw solar system, 4 car carport, an attached spacious double garage sized studio or rumpus, plus a further double carport and garden shed.

 7  4  6  57.68 ha

<b>Price</b>	\$2,650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	950
<b>Land Area</b>	57.68 ha
<b>Floor Area</b>	383 m2

### Agent Details

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### Office Details

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**RJR Property**

The outbuildings continue with a 60m x 40m open arena, 20m x 20m covered riding arena, and attached multipurpose yards adjoining the 20m x 20m barn style stables with central paved breezeway and adjustable stalling, plus double garage & high clearance double carport, and again ample tank water storage.

Add to this a separate three bedroom ensuite Queenslander cottage with real charm. Front veranda to take in more of those incredible views, timber floors, VJ walls and period trims throughout – linking the two very different accommodation options in similar style.

'Bellavue' lends itself to several cashflow projects including cattle and horse agistment and stabling, arena use and hire, and as a venue for horse clinics. 149 Little Bella Creek Road has been carefully planned and is expertly set up for your immediate enjoyment.

Located 15 minutes from the Imbil village, the commercial hub of the Mary Valley, approximately 40 minutes to Gympie, and just over an hour's drive to Maroochydore or the Sunshine Coast airport.

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

The ultimate rural property ... it's a lifestyle choice!