

Sold



4414 Mary Valley Road, Brooloo



'STORYBOOK COTTAGE'

When you picture a quaint and cute country cottage ... 'Storybook Cottage' is exactly what comes to mind. This really is a magic spot.

Positioned to take full advantage of the views, this cottage is nestled amongst the trees.

Access is straight into the entry or mud room with polished concrete floor and feature timber walls.

This space flows easily into the lounge with casement windows & doors, timber floors, VJ walls and ceilings and slow combustion fire place. The home is warm and cosy.

There is a second sitting room or dining room to the rear of the lounge with polished concrete floors and RC/AC that is filled with morning sunshine. Currently furnished as a bedroom, this area could lend itself to numerous uses. The second toilet with vanity is neatly tucked away at the end.

The country style kitchen sits in the centre of the cottage with a freestanding 5 burner cooker and central dining table. Easy to cook and entertain with direct access to the covered rear veranda – the ideal place for a quiet breakfast or a lively get together.

Follow the timber staircase upstairs and you will find three bedrooms, additional lounge or family room with quirky reading nook, and full sized bathroom with casement doors & windows and freestanding claw bath.

However, the accommodation options don't stop there.

This property has a purpose built studio apartment in as new condition for

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Price	SOLD for \$820,000
Property Type	Residential
Property ID	954
Land Area	3.93 ha
Floor Area	156 m2

Agent Details

Jason Staines - 0459 294 555

Office Details

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extended family, visitors or the ideal air bnb. A covered front veranda to take in the sunshine steps into the perfect guest house. VJ walls and timber look floors, RC/AC, kitchenette and sitting area plus shower over the bath with a view. The glass doors at the rear lead out to a second covered veranda with barbecue space and draws your attention to the enormous trees and pretty views.

The grounds around the guest house and main residence are neatly landscaped, both with their own fire pits and seating and including mature fruit trees and mowed lawns. There is a workshop for all your tools, garden shed and good tank water storage.

4414 Mary Valley Road is approx. 10 acres (3.93 Hectares) fenced into 5 paddocks with one dam at the top of the Coonoon Gibber Creek valley. Located between the Imbil and Kenilworth villages it is just over half an hour from either Gympie or Noosa and has easy access to the freeway.

Inspections can be arranged by contacting Jason Staines from RJR Property on 0459 294 555.

'Storybook Cottage' in a magic spot ... it's a lifestyle choice!