

Sold

37 Kelly Road, Amamoor Creek



## ACRES ... CREEK ... HOUSE ... OFF-GRID!

The drive through Amamoor State Forest to Kelly Rd, over some picturesque creek crossings, prepares you for the peace & tranquillity that comes from an isolated location. It is a sparsely populated area where nature is your next door neighbour and the sounds of birds & running water are your background noise.

37 Kelly Rd is a 16-acre (6.47 ha) natural bush block with long frontage to both Kelly Rd and Amamoor Creek. There's only one adjoining neighbour and it has good access to the Creek and Amamoor State Forest. This property is totally off-grid, with it's own rainwater storage, septic system & off-grid solar power.

Externally, the chamfer board-clad house is a solid building with good bones. Entry is via the covered front veranda to a long lounge/dining room with timber floors & a slow combustion heater. The kitchen has a free-standing gas stove, good storage and rear door access. There are 3 bedrooms, the main with a built-in robe, and 1 bathroom with a separate toilet.

The property has a collection of sheds & yards and a menagerie of pets & animals.

Kelly Rd is towards the end of Amamoor Creek Rd, 24 Km from Amamoor General Store ... beyond the Gympie Music Muster site! The village is set on the banks of Amamoor Creek and is the Valley's home of the Mary Valley Rattler. From the village it is 15 minutes to Gympie or just 5 minutes to the new freeway ... on your way to anywhere!

Inspections can be arranged by contacting the RJR sales team. At RJR Property, we market & manage lifestyle choices from three Hinterland locations ... Imbil,

 3  1  6.47 ha

<b>Price</b>	SOLD for \$400,000
<b>Property Type</b>	Residential
<b>Property ID</b>	785
<b>Land Area</b>	6.47 ha

### Agent Details

#### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

Kenilworth & Montville!

Off-grid living ... it's a lifestyle choice!

NOTE: There is a tenant lease in place until March 2023.