



334 Happy Valley Road, Kandanga Creek



## MAGESTIC VIEWS!

Only minutes from the village of Kandanga and you are surrounded by complete peace and quiet.

This 131 acre property will satisfy the desires of any rural dweller.

Positioned down near the entrance gate, this property has two generously sized sheds. The first is a high 3 bay machinery shed with sliding doors, and the second an extra-large shed with weekender style facilities that could be called 'The Shouse'. Add to this steel cattle yards and a double carport for tractor machinery.

Wind your way up the driveway, past the dam, to the very top of the hill to find the house.

Built to provide easy access inside from every angle with multiple sliding doors and large windows, you can capture the magical views from everywhere.

Covered verandas on three sides with a large entertaining space at the front of the property for your barbecues and outdoor dining.

This home is really unique and displays beautiful timber beams, feature corrugated iron ceiling and a stunning timber staircase to the mezzanine level. The home is completely open planned, generously proportioned and with a central slow combustion fireplace, allows you to choose the perfect layout or zones that suit your family.

The combined bathroom and laundry area is located at the rear of the lounge room with stencil concrete flooring, and there is one bedroom on the ground floor with access out to the carport.

3 1 4 53.15 ha

<b>Price</b>	\$1,800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	898
<b>Land Area</b>	53.15 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
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The kitchen is full of light and has beautiful solid timber benchtops and timber cupboards, there is electric cooking facilities and plenty of room for an island bench or breakfast table.

The home has two large air conditioning units, in the kitchen and lounge room, solar power, plus gas & solar hot water.

The mezzanine level is currently an open planned area set up as two bedrooms, and leads out to a huge covered balcony. This really takes enjoying the view to a whole new level – you can see forever in three directions.

The home has a 4-car carport attached at the rear, easy to maintain grounds and gardens and a large in ground water tank.

334 Happy Valley Road is fenced into 10 paddocks with 3 dams and a creek running through and is located 10 minutes to Kandanga village, and approximately 20 minutes to the new freeway.

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

Acreage, privacy and views ... it's a lifestyle choice!