



44 Bella Creek Road, Bella Creek



"CALLEMONDAH"

Owned by the one family for over 100 years, 'Callemondah' and all it offers is a rare find.

The main residence is a beautifully maintained Queenslander showcasing everything we love from this style of home. Polished timber floors, high ceilings, VJ walls and ceilings and stunning period trims feature right through.

The kitchen has been thoughtfully designed with a large centre island bench, spacious walk-in butler's pantry, stainless steel appliances including dishwasher, electric hotplates and under bench oven, and bench seating in front of the windows that highlights the view like a picture frame.

The kitchen feeds directly into the dining room, where the mood is cosy and relaxed. The glass doors lead out to the covered rear verandah capturing the winter sun - the perfect place for your morning coffee.

Located at the end of the dining room, the main bathroom is a generous size and focuses on the freestanding bath in the centre and includes a shower & toilet plus a full laundry with built in cabinetry neatly closed behind purpose-built doors.

Separated only by decorative timber fretwork the lounge is in the centre of the home, has RC/AC and accesses the main entrance and fourth bedroom or sleepout.

This home has four bedrooms, all with direct access out to the verandah, and the master has an ensuite designed to marry perfectly with the main bathroom.

The L-shaped covered verandah wraps around the home from the kitchen end and meanders down a butterfly staircase at the front - giving you the perfect

5 3 1 126.65 ha

| | |
|----------------------|-------------|
| Price | \$2,250,000 |
| Property Type | Residential |
| Property ID | 1008 |
| Land Area | 126.65 ha |
| Floor Area | 204 m2 |

Agent Details

Leanne Vincent - 0401 291 161
Ian Naylor - 0466 341 065

Office Details

120 Yabba Rd, Imbil
07 5488 6000

7 Elizabeth St, Kenilworth
07 5446 0164



entertainment spaces to enjoy the view from either side.

Sitting proudly behind the home you'll find a stunning studio. Originally the Bella Junction Provisional School House, this dwelling was relocated here in 1932 and has since been meticulously renovated to capture the old-time charm together with the Queenslander flair. Polished timber floors, VJ walls, and a high timber ceiling plus kitchenette, good sized bathroom and your own covered verandah to relax, ponder and dream.

Underneath has been enclosed providing a great storage space and has concrete floor and laundry facilities.

Add to this the perfect place for an outdoor bath – equipped with hot water and a view to die for.

The property has good tank water storage, a single carport at the house and a large shed by the timber cattle yards. The house is located towards the front of the 313 acres (126.64 Hectares) and 'Callemondah' borders both Yabba Creek at the front and Bella Creek to the side.

The majority of this property is heavily treed and flows up and down the ranges, and the flat grazing paddocks are well fenced and have direct creek access.

44 Bella Creek Road is approximately 10 minutes to the Imbil village, 40 minutes to the centre of Gympie, and just over 20 minutes to the freeway.

Inspections can be arranged by contacting Leanne Vincent or Ian Naylor from RJR Property.

Luxury, seclusion and large acreage ... it's a lifestyle choice!