



44 Bella Creek Road, Bella Creek



**RARE OPPORTUNITY TO SECURE A UNIQUE HOLDING
NOW PRICED AT \$1,950,000**

Tightly held by the same family for over a century, "Callemondah" is more than just a property. It is a place with history, heart and the opportunity to create something truly special.

The sellers are genuine in their intention to sell and have positioned the property accordingly, presenting a rare opportunity to secure one of the Mary Valley's most unique rural holdings.

Set across 313 acres of private Mary Valley landscape, this is one of those rare properties that reveals itself over time, where the true value lies not just in what you see, but in how it feels to be there.

With both Yabba Creek and Bella Creek forming part of its boundary, water plays a defining role in this property. The permanent flow of Yabba Creek, combined with a licence to pump, offers both lifestyle and practicality, while Bella Creek adds a second layer of natural beauty as it winds through the landscape.

The land is a thoughtful balance of open and treed country. Around 25 acres of cleared paddocks sit gently between the creeks and the homestead, ideal for horses or a small number of cattle, while the balance of the property rolls through timbered hills and ranges, offering privacy, shelter and a true sense of

 5  3  1  126.65ha

Price	\$1,950,000
Property Type	Residential
Property ID	1008
Land Area	126.65 ha
Floor Area	204 m2

Inspection Times
Sat 20 Jun, 10:30 AM - 11:30 AM

Agent Details
Leanne Vincent - 0401 291 161

Office Details
RJR Property
131 Yabba Road Imbil, QLD, 4570
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escape.

It's a place where you can slow down, spread out and create something meaningful ... a lifestyle that feels a world away from the everyday.

At the centre of the property sits a classic Queenslander, rich in warmth and character. Polished timber floors, high ceilings and traditional VJ walls create a home that feels both timeless and welcoming, with living spaces that flow effortlessly onto wide verandahs designed to take in the surrounding outlook.

Privately positioned nearby is a beautifully restored second dwelling, the original Bella Junction Provisional School House, now a charming studio cottage ideal for guests, extended family or simply a peaceful place to retreat.

Infrastructure supports the lifestyle, with water storage, cattle yards and sheds all in place.

Located just 10 minutes from Imbil, approximately 40 minutes to Gympie and a little over 20 minutes to the freeway, "Callemondah" offers a rare balance of seclusion and accessibility.

If you are looking for a property of this scale, privacy and natural beauty, I would strongly encourage you to experience "Callemondah" in person ... it's the only way to truly understand what is on offer here.

For further information or to arrange an inspection, please contact Leanne Vincent from RJR Property on 0401 291 161.

A property defined by land, water and lifestyle ... it's a lifestyle choice.