



44 Bella Creek Road, Bella Creek



## A PROPERTY YOU NEED TO EXPERIENCE TO FULLY APPRECIATE

Set across 313 acres of private Mary Valley landscape, "Callemondah" 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 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.

 5  3  1  126.65ha

**Price** SIGNIFICANT PROPERTY

**Property Type** Residential

**Property ID** 1008

**Land Area** 126.65 ha

**Floor Area** 204 m<sup>2</sup>

### Inspection Times

Sat 16 May, 11:00 AM - 12:00 PM

### Agent Details

Leanne Vincent - 0401 291 161

### Office Details

RJR Property  
131 Yabba Road Imbil, QLD, 4570  
Australia  
07 5488 6000



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

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

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

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.

Considered offers welcome.

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.