



44 Bella Creek Road, Bella Creek



## “CALLEMONDAH” - A Once in a Generation Opportunity

Tightly held by the same family for more than a century, Callemondah is one of those rare properties that feels truly special from the moment you arrive. Set across an impressive 313 acres, this is a place where history, privacy and natural beauty come together in the most captivating way.

The main residence is a classic Queenslander, lovingly maintained and rich with the character we all admire - polished timber floors, soaring ceilings, VJ walls and exquisite period detailing throughout. It's a home that feels warm, welcoming and timeless. At its heart sits a beautifully designed kitchen, complete with a large island bench, walk-in butler's pantry and quality stainless steel appliances. A built-in window seat frames the outlook like a living artwork, making this a space you'll naturally gravitate to.

The kitchen flows effortlessly into the dining room, where glass doors open onto the covered rear verandah - perfectly positioned to soak up the winter sun and enjoy slow mornings with a coffee in hand. The lounge, subtly separated by decorative timber fretwork, sits centrally and connects the home with ease. Four generous bedrooms all enjoy direct verandah access, while the master suite and bathrooms have been thoughtfully designed to complement the home's heritage style, including a stunning freestanding bath.

Wrapping around the home, the L-shaped verandah offers multiple spaces to entertain, relax and take in the ever-changing views, with a charming butterfly staircase welcoming you at the front.

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<b>Price</b>	OPPORTUNITY!
<b>Property Type</b>	Residential
<b>Property ID</b>	1008
<b>Land Area</b>	126.65 ha
<b>Floor Area</b>	204 m2

### Agent Details

Leanne Vincent - 0401 291 161

### Office Details

RJR Property  
120 Yabba Rd Imbil QLD 4570  
Australia  
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Privately positioned behind the home is a truly unique second dwelling - the former Bella Junction Provisional School House, relocated here in 1932 and meticulously restored. Now a beautiful studio retreat, it features polished timber floors, VJ walls, high ceilings, a kitchenette, bathroom and its own verandah. Beneath, you'll find practical storage and laundry facilities, plus the most idyllic outdoor bath with hot water and a breathtaking outlook.

Callemondah is a property of contrast and scale - mostly beautifully treed, rolling through the ranges, with around 28 acres of fenced grazing paddocks complete with creek access. The property is well watered, with tank storage, cattle yards, shedding and car accommodation, and is bordered by both Yabba Creek and Bella Creek. All this, just 10 minutes from Imbil, around 40 minutes to Gympie and a little over 20 minutes to the freeway.

Inspections can be arranged by contacting Leanne Vincent from RJR Property on 0401 291 161.

Callemondah isn't just a property - its a lifestyle, a legacy and a rare opportunity to secure something truly irreplaceable.

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