



217 Tunnel Road, Imbil



WELCOME TO KOALA COUNTRY!

If you've been searching for space to breathe, spectacular rural views and the flexibility that only a property of this scale can offer, this impressive 80-acre lifestyle holding deserves your attention.

Positioned on an elevated rise less than five kilometres from the heart of Imbil, the property enjoys sweeping views across rolling countryside, with a wonderful balance of productive grazing land and natural bush creating both practicality and privacy.

The land is fully fenced with no internal fencing, allowing you the freedom to utilise the property as you choose.

A good-sized dam, complete with pump and header tank, gravity feeds the property's external water taps, while generous rainwater storage services both the main residence and the second home.

Adding to the property's versatility is a well-maintained studio near the entrance, complete with bathroom facilities, providing valuable additional space for a range of uses. Further into the property, and thoughtfully positioned for privacy, are two separate residences.

The main home has a warm cottage feel, with bamboo flooring, Colorbond & stone look clad exterior walls and a light filled living space. The open plan kitchen and dining area features gas cooking and reverse cycle air conditioning,

5 2 6 32.17ha

Price	\$1,495,000
Property Type	Residential
Property ID	1030
Land Area	32.17 ha

Agent Details

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flowing effortlessly onto a covered east facing entertaining deck where the beautiful rural outlook takes centre stage. Two bedrooms, a combined bathroom and laundry, single carport, garden shed and easy-care grounds complete the home.

The second residence is currently tenanted and offers three bedrooms, open plan living beneath cathedral ceilings, reverse cycle air conditioning, a separate dining room, covered outdoor entertaining area, solar power and an adjoining garage with integrated laundry.

A substantial high clearance three bay shed and additional double carport provide excellent storage for vehicles, machinery or recreational equipment.

Whether you're looking for room to enjoy the wildlife, accommodate extended family, generate additional income or simply embrace the peace and freedom of country living, this property offers an exceptional lifestyle opportunity just 15 minutes to the freeway and approximately 30 minutes to Gympie.

This is a property where the space, the views and the possibilities come together to create something truly special.

For further information or to arrange your inspection, contact Ron Jeffery or Shane Talbot from RJR Property.

Views, possibilities and 80 acres... it's a lifestyle choice