

Under Contract



285 Little Bella Creek Road, Bella Creek



## A HOME WHERE LIFESTYLE AND LAND COME TOGETHER

From the moment you pass through the electric gates, this property sets a calm and confident tone.

A gently rising driveway winds through established gardens, framed by magnificent Morton Bay figs and palms, before revealing a beautifully presented two-storey residence that feels private, settled and ready to enjoy.

The home combines brick and timber construction and is wrapped in covered verandas with stencil-crete flooring. Inside, the main living level offers two generous zones with slate floors, VJ walls, pine-lined ceilings and exposed timber beams. A central slow-combustion fireplace connects the sunken lounge and dining area, creating warmth and atmosphere through the cooler months.

The kitchen sits at the heart of the home and is both practical and inviting, featuring stone benchtops, a five-burner cooker, dishwasher, walk-in pantry and large breakfast bar - perfect for everyday living and entertaining alike.

Upstairs, the home offers three good-sized bedrooms, two with walk-in robes, along with two bathrooms. This level is filled with natural light and finished with polished timber floors, timber shutters, exposed trusses and reverse-cycle air-conditioning.

Outside, the 47-acre property is divided into five paddocks with dams and excellent water storage. Infrastructure includes sheds, workshops, tractor storage, steel cattle yards, ramp and crush. A productive orchard space, extensive fully equipped veggie garden plus fenced areas add further lifestyle appeal.

A newly built 6m x 3.5m studio overlooking the dam provides flexibility as a

 3  2  3  19.10 ha

**Price** UNDER CONTRACT

**Property Type** Residential

**Property ID** 1048

**Land Area** 19.10 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

RJR Property

120 Yabba Rd Imbil QLD 4570

Australia

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gym, home office or creative retreat.

285 Little Bella Creek Road is just 15 minutes from Imbil village and 40 minutes to Gympie - this is a property that brings together comfort, character and country living in perfect balance.

For further information or to arrange your personal inspection contact Ian Naylor from RJR Property on 0466 341 065.

A place to slow down and enjoy ... it's a lifestyle choice!

**Key Features of this property:**

- \* Character filled two story residence designed for comfort, light and connection to the landscape
- \* Grand entrance with electric gates and winding driveway
- \* 19 hectares offering a balance of open pasture and peaceful natural bushland
- \* Five well-fenced paddocks, three with plumbed troughs, cattle handling facilities and quality Rhodes and improved pasture throughout
- \* Three dams, eight rainwater tanks and extensive irrigation to the orchard & veggie gardens
- \* Separate fenced dog friendly area close to the house
- \* Single carport, large two bay lock up shed, shed for farm equipment, greenhouse, garden shed plus a small timber shed
- \* Deluxe poultry house plus an additional chook house, ideal for sustainable living
- \* Orchard featuring mangoes, avocados, figs, gooseberries, citrus, bananas, passionfruit, custard apple and more
- \* BBQ gazebo, screened rear porch, fishpond, abundance of birdlife ... and a resident peacock!
- \* Only 5 minutes to Lake Borumba and Borumba Deer Park - ideal for boating and fishing.