

Just Listed



323 Coonoongibber Creek Road, Brooloo



## "BUNYA FLATS" - PEACEFUL COUNTRY LIVING WITH PRODUCTIVE CHARM

**OPEN FOR INSPECTION - Saturday, 30th May - 10:00am to 11:00am**

Tucked quietly between Imbil and Kenilworth, "Bunya Flats" is a beautifully maintained 25-acre property offering privacy, productivity and timeless country charm.

Bordered by Coonoongibber Creek Road, Coonoon Gibber Creek and the Imbil State Forest, this picturesque holding feels wonderfully secluded while still being conveniently located just over 10 minutes to Imbil village and approximately 15 minutes to Kenilworth. Coonoon Gibber Creek forms one entire boundary of the property, adding another layer of natural beauty with its peaceful semi-permanent watercourse winding gently through the landscape.

With direct access to the State Forest, this is an exceptional opportunity for horse riding, trail riding, motorbike adventures or simply exploring the surrounding natural beauty right from your own boundary.

The land itself is immaculate, with neatly mowed paddocks, magnificent established shade trees and new fencing throughout. Divided into two larger paddocks plus a smaller horse paddock, the property is perfectly suited to horses, hobby farming or peaceful country living.

A true standout feature is the established lime orchard, with approximately 440

 4  1  5  10.41ha

**Price** FORTHCOMING AUCTION

**Property Type** Residential

**Property ID** 1063

**Land Area** 10.41 ha

**Floor Area** 218 m<sup>2</sup>

### Inspection Times

Sat 30 May, 10:00 AM - 11:00 AM

### Agent Details

Shane Talbot - 0431 448 230

Ron Jeffery - 0402 223 201

### Office Details

RJR Property

131 Yabba Road Imbil, QLD, 4570

Australia

07 5488 6000



**RJR Property**

mature lime trees already in production. Supported by a bore-fed irrigation and fertigation system, the orchard provides not only lifestyle appeal, but also a genuine income opportunity, with consistent seasonal production already well established.

Privately positioned amongst landscaped gardens sits the beautifully maintained 1930's Queenslander home, rich with warmth and character. Covered verandas wrap around two sides, while inside the home showcases polished hardwood floors, VJ walls, high ceilings, stunning period trims and beautiful casement doors opening onto the verandas beyond.

The spacious lounge and dining room flow seamlessly together, complemented by a charming 1950's style kitchen with stainless steel appliances, movable island bench and slow combustion fireplace. The home offers three generous bedrooms, a small sleepout, plus a dedicated office large enough for two desks.

Supporting infrastructure includes a three-bay tractor shed with power, together with an attached extra-high double carport and workshop area.

"Bunya Flats" is a property that perfectly balances peaceful country living, productivity and lifestyle - all within an exceptionally beautiful setting.

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

A peaceful country escape with privacy, productivity and timeless appeal ... it's a lifestyle choice!