

78 Ballard Road, Imbil







TWO BRAND NEW HOUSES - 94 ACRES - 1.5KMS TO VILLAGE

Imagine waking in the morning, looking out across your own paddocks and deciding what the day will bring.

Maybe it starts with checking the sheep, moving the horses, feeding the cattle… or simply enjoying that first coffee on the veranda while the farm wakes up around you.

This is 94 acres of beautiful grazing country, currently operating as a working sheep farm - and remarkably, it is just 1.5km from the heart of Imbil village.

The property has been created by people who understand life on the land.

Twelve paddocks are set up with electric fencing and reticulated water, supplied from the dam via a holding tank, while beyond a band of established trees, the property opens again to another large area of cleared grazing country.

The infrastructure is equally impressive.

There is an enormous 18m x 18m shed which includes a one-bedroom house, plus room for the tractors, machinery, caravan or boat and all the things country life accumulates, together with an attached shearing shed, shearing board and sheep yards - plus an established orchard.

7 4 3 38.18ha

Price	OFFERS IN THE HIGH $2m's
Property Type	Residential
Property ID	1083
Land Area	38.18 ha

Agent Details

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RJR Property

But perhaps what makes this property so special is that after the work is done… you get to come home to something beautiful.

And nobody has ever called these two homes home before.

The brand-new main residence has been designed for living, cooking and bringing people together.
A beautiful kitchen with butler's pantry centres around a huge island bench with sink, dishwasher and ample seating, while the open-plan living and dining areas spill through frameless sliding doors to the covered entertaining area, almost completely blurring the line between inside and out. There are three generous bedrooms, a large study, separate media room and a beautiful master suite with walk in robe and ensuite opening directly onto the veranda.

Then, just nearby, the second residence is also brand new and never lived in, with two bedrooms featuring built-in robes, open-plan living and dining, well-equipped kitchen, modern bathroom, covered front veranda and single carport - somewhere for parents, grown-up children, guests or perhaps someone helping you run the farm.

This is somewhere you can genuinely live the country life.
Run the animals. Grow things. Entertain. Have family close. Enjoy the space.
And when you need a coffee, dinner or something from the shops… Imbil is just down the road.

Some properties give you a home. Some give you a farm.
This one gives you the chance to have both.

Despite its completely rural setting, the property is just minutes from the centre of Imbil village.

Imbil offers an excellent range of everyday services and conveniences including the Liberty Service Station, Imbil IGA, Imbil Colonial Butchery, Imbil Town & Country Bakery, pharmacy and doctors' rooms, Wild Vine Café & Restaurant, Imbil Hotel, Mary Valley Home Hardware, gift and homeware stores, Imbil Camping Retreat and Imbil Community & Sports Club, together with local police and fire services.

78 Ballard Road is approximately:
* 30 minutes to Gympie or Cooroy
* 45 minutes to the coast at Noosa, and
* 1.5km to the centre of Imbil village

To discuss the property further or arrange your personal inspection, contact Leanne Vincent from RJR Property on 0401 291 161.

94 acres of grazing land, two brand-new homes and incredible farm infrastructure - all just minutes from the village … it's a lifestyle choice!