

Sold

34 Colburn Rd, Upper Kandanga



BRING YOUR HORSE, BRING YOUR BIKE, BRING YOUR ...

Colburn Rd is only 15 minutes from the villages of Kandanga or Imbil and just over half an hour from Gympie. However, when you are there, it feels like you are a million miles from the rest of civilisation!

The property covers 422 acres (170.9 ha). Around 25 acres is productive grazing land with creek frontage. The balance (approx. 400 acres) is lifestyle country. The property has nearly 1 km frontage to the permanent waters of Kandanga Creek and adjoins Amamoor State Forest on two sides. There are cattle yards on the productive land and half a dozen level pads, ready for cottages to be constructed, in the bush. Forward planning for some isolated cabins with amazing views!

The home, built in the late 70's, is set in a rambling country garden that includes lawns, trees and shrubs. You enter on the top level, via a north facing paved veranda, to a country home with Brush Box timber floors. The living area has air conditioning, slow combustion heating and access to a good sized front deck. The kitchen appliances include a free standing gas cooker and dishwasher. All three bedrooms have built-in-robies and upstairs has one bathroom. There are ceiling fans everywhere!

An internal stairway leads to a self-contained lower level. It has its own kitchen and living area, one bedroom, a bathroom and plenty of storage.

House water is supplied by both the creek and tanks. Outbuildings include two

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<b>Price</b>	SOLD for \$645,000
<b>Property Type</b>	Residential
<b>Property ID</b>	118
<b>Land Area</b>	1,709,000 m2

#### Agent Details

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#### Office Details

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**RJR Property**

machinery sheds. The small one is approx. 8m X 8m and the large one is about double that size.

This property ticks all the boxes. Creek frontage, wilderness country, direct forest access, productive land, dual-living and great outbuildings. All at an affordable price!

\*\*\* CLICK ON THE VIRTUAL TOUR FOR A 360 deg VIEW OF 34 COLBURN RD AND SURROUNDS \*\*\*

Call the team at Ron Jeffery Realty to arrange your personal inspection.