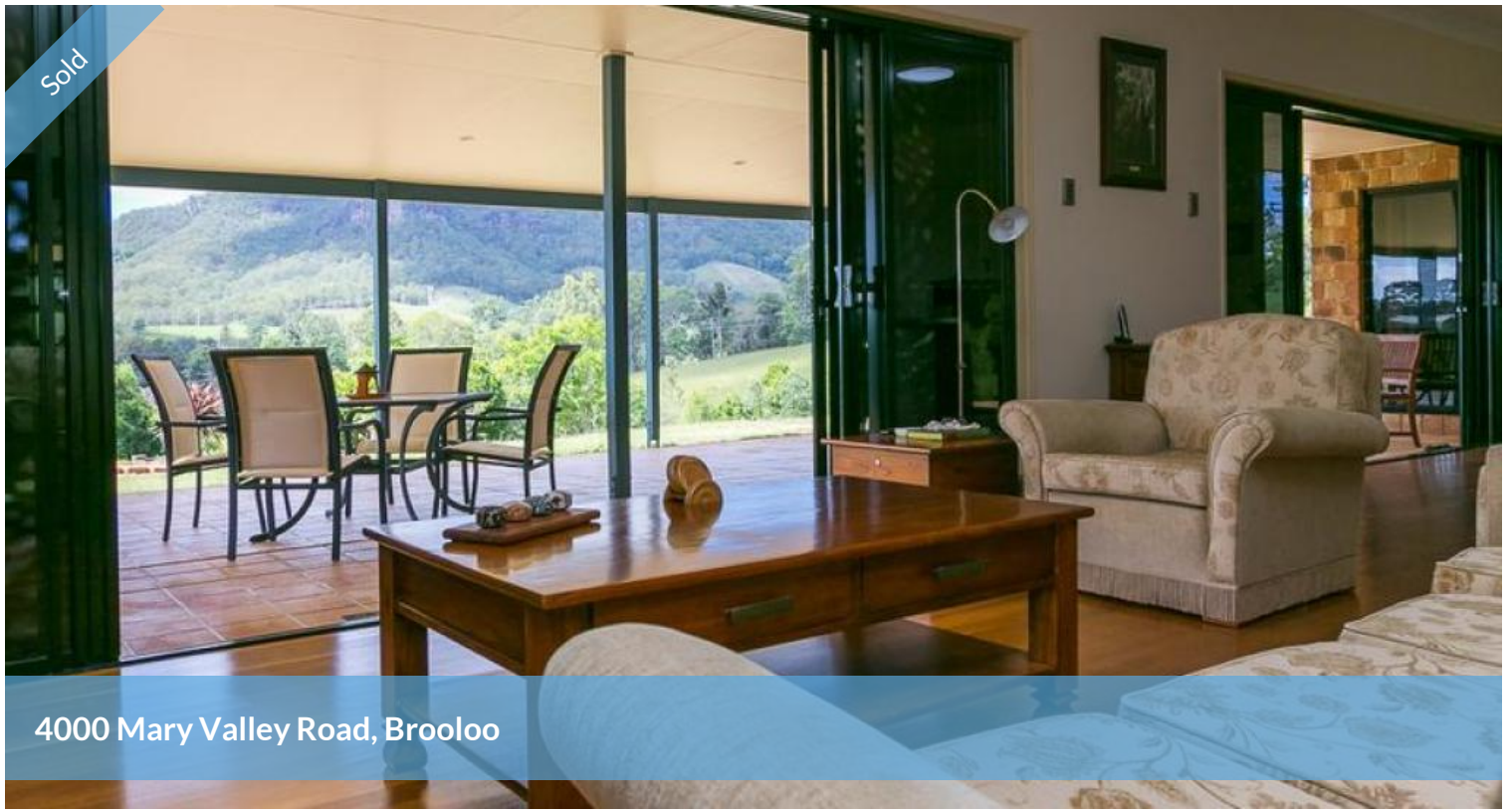


Sold



4000 Mary Valley Road, Brooloo



## WHEN ONLY THE BEST WILL DO!

4000 Mary Valley Rd Brooloo is almost 95 acres (38.27 ha), in two lots, bordering Coonoongibber Creek, separated by Mary Valley Rd. It is between the villages of Imbil and Kenilworth, half an hour from Gympie and 45 minutes from the coast at Noosa.

You enter the main block, via a tree lined driveway, and arrive at a brick home backing onto the woodland. While the property is predominantly productive grazing land, around 25 acres of woodland has been set aside for wildlife. Extensive use of retainer walls has resulted in a level area right around the house. You enter the home, courtesy of a very wide paved and covered front veranda with a view of the grazing land, with a tree lined creek, overlooked by the Bluff!

The main living area is open plan where the well-appointed kitchen takes centre stage. The kitchen features a great island bench, plenty of storage, induction electric cooking and a dishwasher. The home is finished to the highest standards and features ducted reverse cycle air conditioning and polished timber floors. There is a separate media room and a purpose built library.

The generous sized master bedroom suite, with access to the front veranda, has a walk through robe, en-suite and a study that could also be converted to a fourth bedroom. There are two additional bedrooms, both with built-in-ropes, at the other end of the home, separated by the main bathroom. A double garage under the roof line is complimented by a separate 3 bay garage/workshop.

 4  2  4  382,700m<sup>2</sup>

**Price** SOLD for \$850,000  
**Property Type** Residential  
**Property ID** 146  
**Land Area** 382,700 m<sup>2</sup>

### Agent Details

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The grazing land is fenced into 5 paddocks and is well suited to cattle or horses. Water is supplied from Coonoongibber Creek, 2 dams, good tank storage and stock water troughs.

Inspections of 4000 Mary Valley Rd can be arranged by contacting the team at Ron Jeffery Realty. The ultimate rural property, when only the best will do!