







LITTLE BELLA GROVE!

The Mary Valley has some incredible spots, but none better than Little Bella Creek Rd! Located just 15 minutes from Imbil, it is one of the best kept secrets in the Valley. It's close to the forest and Borumba Dam.

Little Bella Grove is a picturesque 50 acre (20.17 ha) grazing property that looks fantastic from the road and even better from the house. Jacarandas line the driveway as you pass the stables and workshop on your way to a picture perfect, double storey attic style cottage. Set on a knoll, the house yard fence separates magnificent gardens inside the yard from the rolling pastures outside. Follow a pathway through the garden to the front stairs and a veranda that captures the view.

Inside, the ground floor living area is split between a cosy sitting room, a generous study and the dining area of a country style, eat-in kitchen. The well-appointed kitchen features a freestanding, stainless steel gas stove with an extra wide oven. Slow combustion heating and air conditioning are centrally located in the dining area while polished timber floors and magnificent views can be enjoyed in every room, on both levels.

The study area gives access to a private staircase leading to the master bedroom suite. The spacious master suite includes a bedroom with cathedral ceilings and panoramic views, a walk through robe and a grand en-suite where the bath tub takes pride of place. At the opposite end of the house there is a guest bedroom and main bathroom on the ground floor and 2 attic style bedrooms with their own access upstairs.

Apart from the front veranda, outside entertaining areas include a covered rear

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Price	SOLD for $850,000
Property Type	Residential
Property ID	214

Agent Details

Ron Jeffery - 0402 223 201

Office Details

RJR Property
131 Yabba Road Imbil, QLD, 4570
Australia
07 5488 6000

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deck and the vine covered “sundowner deck” in the garden. The house yard has an extensive flowering garden and a great veggie garden set up. There is an excellent water supply from rain water tanks and 4 dams. Solar power back to the grid is a real bonus.

Outbuildings include a matching double garage beside the house, a great potting shed, a separate workshop/storage garage and a 16M X 12M fully enclosed, high access stable complex. This building has power and water and includes four large stables, with provision for shaded day yards, plus farm storage, in a drive-through configuration. The 50 acre property is divided into 5 paddocks plus a 350 tree olive grove.

A personal inspection of Little Bella Grove is far more rewarding than my description can ever be. To arrange that inspection, contact the team at Ron Jeffery Realty. You will enjoy the experience!