



249 Amamoor Dagon Road, Amamoor



## QUEENSLANDER & S/C COTTAGE, - POOL & ENTERTAINMENT FACILITY - ALL IN A GARDEN!

IF YOU'RE SERIOUS ABOUT BUYING, THE VENDOR IS SERIOUS ABOUT SELLING!

The list of features and inclusions at this property have to be seen to be believed. Contact any member of our sales team to arrange your personal inspection.

When you drive down the picturesque driveway of this property, you have no idea what is hidden within. The buildings are nestled into the garden setting, towards the rear of the 4-acre (1.76 ha) block. The garden has been almost 40 years in the making, and it shows!

Set away from the main house, and visually separated by the gardens, is a picture-perfect cottage. Externally, it's rustic with corrugated iron and timber cladding and a wide, covered veranda at the front. But when you enter you are in a more modern, fully tiled, self-contained cottage. It's perfect for extended family or guests, or it could be a great studio/home office.

The main house is a Queenslander, with a twist. The huge A-frame carport entry disguises the Queenslander shape. You enter a country kitchen with plenty of timber features. It's a rustic kitchen that wraps around you. However, the living room is the true centre of the home and is straight out of the Queenslander rule book. High ceilings, polished timber floors, VJ walls & ceiling and period trims that give semi-separation to the lounge and dining areas. It's cosy in the winter, and cool in the summer.

🛏 5 📶 2 🚗 6 📏 1.76 ha

**Price** SOLD for \$640,000  
**Property Type** Residential  
**Property ID** 232  
**Land Area** 1.76 ha

### Agent Details

Ron Jeffery - 0402 223 201  
 Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
 07 5488 6000

7 Elizabeth St, Kenilworth  
 07 5446 0164



The covered rear veranda extends the living space, duplicating the lounge and dining areas, but out in the fresh air. Pull down blinds control the weather and the outlook over the pool is fantastic! The fully tiled swimming pool is the central point for a great entertaining area, complete with a bar and plenty of shade.

There are 4 bedrooms, a study and a sleep-out. However, one bedroom is currently set up as a media room and the sleep-out is being used as a craft room. The main bedroom is more than spacious and bedrooms 1 and 2 continue the Queenslander theme. The bathroom features some great timber work!

Outbuildings include a 3-bay enclosed double garage, the attached 2 bay double carport, plus the carport at the house. The trees and gardens are well established, with lots of pathways to discover and enjoy. The lawns are easy to maintain and you can either allow the gardens look after themselves or continue to put your stamp on it and extend.

This Amamoor hideaway is very close to the village. You will be less than 1 Km from the Amamoor General Store, 15 minutes from the larger centre of Gympie and 5 minutes or so from the new freeway, on your way to anywhere.

Personal inspections can be arranged by contacting the team at ron jeffery realty. With offices in both Imbil & Kenilworth, ron jeffery realty have the Mary Valley covered.