

Sold



15 Tiffany Road, Imbil



## DOWNSIZE WITHOUT LOSING YOUR SPACE!

Tiffany Rd is a little-known road off the end of Ray Myers Rd, just a couple of minutes from the village of Imbil. The house is set on a 6,245m<sup>2</sup> corner block where a combination of vegetation and location maintain the privacy.

The homestead style home is quite definitely the best 2-bedroom home that I have ever seen. Purpose designed and built for one couple or your small family, it's a large house with a small number of rooms! The roof area that includes the house, verandas and carport, totals 480m<sup>2</sup> (over 50 squares in the old language).

From the carport end, a wide hallway runs right through the centre of the house and delivers you to an open plan living area. Bamboo flooring, high ceilings, lots of natural light and wide spaces are all features. The large living space is complimented by 190m<sup>2</sup> of covered, decked verandas. The kitchen has electric cooking, plenty of bench space and timeless timber & mesh cupboard/pantry doors. Mini orb and colourful feature walls add to the decor, while a well-positioned slow combustion heater will keep the house warm in winter.

The main bedroom is directly off the lounge area, separated by double bi-fold doors. Privacy if you need it, open space if you don't! This bedroom is 6m X 6m with a walk-through robe. While there is only one bathroom, it is separated into 3 sections – a shower/bath room, a toilet complete with its own vanity and a large vanity/storage area. Bedroom two doubles as an office/study and the laundry is also a craft room.

Car accommodation is a long tandem carport under the roofline, an enclosed single garage with attached single carport, and a double garage that once was

2 1 4 6,245 m<sup>2</sup>

<b>Price</b>	SOLD for \$434,000
<b>Property Type</b>	Residential
<b>Property ID</b>	254
<b>Land Area</b>	6,245 m <sup>2</sup>

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

temporary accommodation. The property has 3- phase power, solar power and a back-up generator. The house enjoys solar hot water and great tank water storage.

Imbil is set on the banks of Yabba Creek and the edge of the State Forest. It is the gateway to Borumba Dam. It is under half an hour from

Gympie and has easy access to Brisbane and the coast, via the new freeway.

Inspections of 15 Tiffany Rd Imbil can be arranged by contacting the team at ron jeffery realty.

You can downsize here without losing your space!