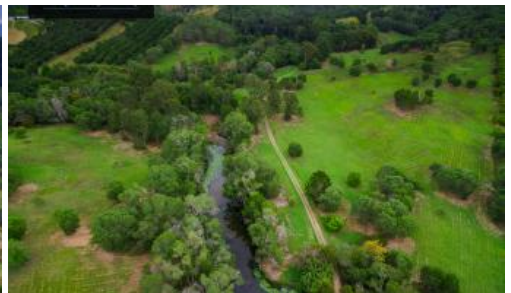




102 Sanders Rd, Amamoor



## YOU WANT PRIVACY - WE HAVE THAT AND MORE!

The 64 acres (25.93 ha) of mixed grazing land at 102 Sanders Rd has plenty of grazing options, without disturbing the wildlife! The property is well positioned at the end of the road, 1 km off the Mary Valley Rd, just a couple of minutes from the new freeway via the Link Rd, and under 15 minutes from Gympie.

The homestead is nestled into a garden setting, in the middle of the property. You can't see anyone and they certainly can't see you. In the grounds there are retainer walls and established trees, flower gardens and vegie gardens, a greenhouse and potting shed, all next to the rainforest. You can tell that a gardener lives here!

Where there's water there's life, and there is plenty of both here. A spring fed dam supplies permanent water for the property and the extensive garden, and is home to a resident platypus family. All you can hear is the birds. The gardens and remnant rainforest around the house are teeming with birdlife. There is also a pool in this established setting. It just needs refurbishing.

The front stairs lead to 3m wide verandas on three sides of this timber clad homestead. It's one of 3 entry points to a veranda that has half a dozen access doors into the house. Most of the year you would live on these verandas.

Internally, you're in a timber cottage, with polished timber floors, timber walls, exposed timber beams and feature ceilings. There's plenty of glass that gives plenty of light. The living areas are open plan with a timber kitchen in the corner that is separated from the lounge and dining rooms by a breakfast bar and freestanding island bench. Before you go any further, take a look at the loft. It is more than generous in size and has plenty of head room. This is one of the stand-

3 2 4 64.00 ac

<b>Price</b>	SOLD for \$710,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3
<b>Land Area</b>	64.00 ac

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out features of a home that is just full of features.

Back on the main level, there are 3 bedrooms. The main, a guest bedroom and one currently used as an office or study. There is one bathroom that has a spa bath and separate shower.

Under the house has enough parking space for 4 vehicles but can also provide a cool entertaining spot on a hot day. It has full bathroom facilities under there too!

Personal inspections can be arranged by contacting the team at Ron Jeffery Realty. It's very nice to drive into, but very hard to leave!