

Sold



38A York Street, Imbil



## MARY VALLEY VIEWS

### ESTABLISHED BED & BREAKFAST OR EXECUTIVE FAMILY LIVING!

Mary Valley Views is sited on the very edge of the village of Imbil. The home, with access off York St, is largely hidden from view. However, the house has a commanding north-easterly view over the village and beyond.

The sealed driveway delivers you to either the owner's accommodation or the guest accommodation, in a house that was purpose built as a Bed & Breakfast. Completed in 2010, the executive-style house could also be a great family home!

Externally, the striking modern-design features contrasting materials (Colorbond & Hardiplank), and bold colours (grey & red). A wide full-length front veranda takes in the view and extends the living area, for both owners and their guests. Internally, the home is cleverly divided between the two living areas.

The owner's side has an open plan living room that includes the lounge, dining room and executive kitchen. Elevated ceilings, polished timber floors and gas heating are just some of the many features. The kitchen is of the highest quality with stone benchtops, gas cooking, a dishwasher and butler's pantry. The master bedroom suite includes an open study/office, a walk-in robe and en-suite bathroom.

The second living area could be a guest loungeroom in the Bed & Breakfast or the formal lounge in a family home. It also has gas heating & polished timber floors, and gives access to the other two en-suited bedrooms. These bedrooms

 3  3  4  1.72 ha

**Price** SOLD for \$850,000  
**Property Type** Residential  
**Property ID** 432  
**Land Area** 1.72 ha

### Agent Details

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### Office Details

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have individual access from the side veranda. The whole house enjoys ducted reverse cycle air conditioning.

There are double carports on both sides of the house (guest & owners) plus a 4-bay garage with two side annexes. The garage, formally used as living accommodation, has bathroom facilities and adjoins the in-ground pool. The property has good tank water storage as well as town water and sewerage. The 4 acres (1.72 ha) are well fenced and include a paddock suitable for a horse or family pet. Solar power back to the grid is a bonus!

Also, separately available:

- Bed & Breakfast fit out, if you wish to continue the business, and
- Grounds maintenance equipment.

Imbil is set on the banks of Yabba Creek and the edge of the State Forest. It's the gateway to Borumba Dam. The village is less than half an hour from Gympie, 45 minutes from the coast at Noosa and has easy access to the new freeway, on your way to anywhere.

Inspections of 38A York St Imbil can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil, Kenilworth & Montville ... ron jeffery realty have you covered, from the Valley to the Range!

Mary Valley Views - an established Bed & Breakfast or an executive family home!