

Sold



16 Bluff Road, Kenilworth



## "THE BLUFF"

The main house at THE BLUFF is a double storey home featuring dormer windows, in a private spot, with a great view of the Bluff and the Kenilworth section of the Mary River valley. While there are full length verandas front and back, we enter from the southern side.

Inside, you enter straight into a lounge/dining room with both slow combustion heating and air conditioning. This room has access to both verandas. The kitchen, semi-separated from the living area, has a gas cooktop, plenty of bench space, storage that includes a walk-in pantry and room for a breakfast table. The master bedroom suite, complete with an en-suite and walk-in robe/dressing room, is on the ground floor. For convenience, there is a powder room on the ground floor.

Upstairs has a sitting room, two bedrooms, both with built-in robes, and the main bathroom. The northern veranda has all the views! It overlooks most of the property, has a great view of the Bluff and an extensive view of the valley. The immediate surrounds of the home have been carved out of the hill allowing for vehicle access, carport parking for 3 vehicles, lawns and veggie gardens.

The second dwelling is a 1-bedroom 1-bathroom cottage, with an open plan living area, sited right next to a huge, covered entertaining deck! Other property features include a 4-bay machinery shed plus other farm buildings.

The battle-axe shaped block is split between some very productive grazing land (formally a vineyard) and natural bush, some backing onto a reserve at the top of the Bluff. It is home to a spectacular waterfall when it rains. The 36 acre (14.85 ha) property has 4 main paddocks, watered from 2 dams.

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<b>Price</b>	SOLD for \$775,000
<b>Property Type</b>	Residential
<b>Property ID</b>	520
<b>Land Area</b>	14.85 ha

### Agent Details

#### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

Bluff Rd is 5 minutes from Kenilworth and under half an hour from Eumundi where you can go straight through to the coast at Noosa or enter the freeway, on your way to anywhere!

Inspections of 16 Bluff Rd can be arranged by contacting the team at ron jeffery realty. With 3 offices located in Kenilworth, Imbil & Montville, ron jeffery realty have you covered ... from the valley to the range!

THE BLUFF – two homes, a great view, and the privacy of 36 acres!