

Sold



193 Melawondi Road, Melawondi



## AUSTRALIAN HOMESTEAD ON 30 ACRES

### THE BEST OF ALL WORLDS - PRODUCTIVE GRAZING LAND AND NATURAL BUSH!

This Melawondi property is located between the Mary Valley villages of Imbil and Kandanga, an excellent location! It is 2 km off the main road into Imbil.

The solid block homestead, with paved verandas on all sides, sits on a 30 acre lot, 50% grazing and 50% natural bush. The paddocks have been slashed and are ready for a new owner, whatever their use.

You enter the home to an entry hall giving access to both the lounge and dining rooms. The roomy lounge is separated from the kitchen/dining area. In fact, all rooms in this 4 bedroom home are on the generous side. The whole home has been freshly painted and the tiles and carpets up-graded. However, some of the original features remain. You can put your stamp on the kitchen and bathroom!

The kitchen has plenty of bench space, good cupboard storage and electric cooking. The home is a conventional design with a central hallway, from the dining room, servicing 4 bedrooms, a bathroom and laundry. Two of the bedrooms have built-in-robos and there is heaps of linen storage. The bathroom has a bath, separate shower and a separate toilet.

Serenity is a word you could use here. A 30 acre block with 50%, or around 15 acres, of quality north facing grazing land, fenced into half a dozen paddocks

4 bedrooms 1 bathroom 120,500 m2

<b>Price</b>	SOLD for \$461,325
<b>Property Type</b>	Residential
<b>Property ID</b>	57
<b>Land Area</b>	120,500 m2

#### Agent Details

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

#### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

with 3 dams. The balance is for the exclusive use of our native fauna and bird life. I think serenity is the right word!

The grounds are established and there is a bush shed for all the farm stuff.

193 Melawondi Rd Melawondi deserves your personal inspection. Call the team at Ron Jeffery Realty to arrange.