

Sold



301 Harper Creek Road, Conondale



## PERFECT COTTAGE IN A PERFECT SETTING!

The drive to this property is picturesque. Harper Creek Rd & Harper Creek criss cross one another as you drive through the valley. The ridges either side of the road are largely timbered, whereas the valley floor is productive land. 301 Harper Creek Rd is located towards the end of this no-through-road, almost at the end of the line. While the property has dual access from both Eagle Rd at the top & Harper Creek Rd, we enter from the valley.

The mid-1900's cottage sits in an idealic setting, framed by the trees. The location, vegetation and topography provide the privacy, the fauna & birdlife (the Bellbirds) combine to provide the solitude. Harper Creek cuts through the front corner of the property where it is met by a minor creek that drains the high country. You want more ... how about a total of 115 acres (46.42 ha). While it is predominantly well-treed, it does have some cleared grazing opportunities. It is watered by the creeks and one dam. There's a great building site at the top of the block, with a fantastic view!

Externally, the hardiplank-clad cottage has great bones, supported by concrete piers and covered by a near-new roof. Most of the plumbing items have been upgraded... just some paint finishes to go. Internally, you enter another world. The cottage has been refurbished to create a stylish home, without losing its character. Polished timber floors, high ceilings and casement & louver windows are just some of the features.

You enter a light-filled sitting room before moving through to a loungeroom with both air conditioning & slow combustion heating. While the kitchen & dining room combine to make an eat-in kitchen, the kitchen is something special

 3  1  2  46.42 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	667
<b>Land Area</b>	46.42 ha

### Agent Details

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### Office Details

RJR Property  
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**RJR Property**

... white on white. It includes a freestanding, S/S, 6-burner gas stove, feature rangehood, integrated dishwasher, stone benchtops and a great view. The bathroom is new too. It's a perfect match for the kitchen. There are 2 large bedrooms off the living area and a third one at the rear.

Outbuildings include a large, high access, double carport plus a covered storage area.

Harper Creek Rd is off Aherns Rd, close to the village of Conondale and mid-way between Maleny & Kenilworth. With good access to the freeway via either Maleny or Kenilworth, you could be on your way to anywhere!

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

301 Harper Creek Rd ... a perfect cottage in a perfect setting!