

Sold



46 Yabba Rd, Imbil



### PRESENTATION – PERFECT!

This property, conveniently located on the corner of Yabba Rd and Alice St, features a 4 bedroom post war style home that was built in the 1950's or 60's. The home is clad from locally milled chamfer board and has an iron roof.

From Yabba Rd you enter through a palm screen to the front of the home. Then, via the front stairs, to a comfortable lounge room with cork tile flooring. Everything is original here, but in perfect condition with immaculate presentation. The cork tile flooring flows through to the eat-in country kitchen. The kitchen has clean lines, plenty of cupboard storage and a free-standing electric cooker. There are four good sized bedrooms and one bathroom.

While there is an excellent BBQ/entertaining area at the rear of the home, the “bunker” is the star of the yard. It is split into two sections:

- The Cantina is the kind of bar area that makes you want to settle in and exchange a few yarns. They call it the BBQ & BULLSHIT AREA! It is rustic and packed with memorabilia – how will you use it?
- The other side of the man cave is a great garage workshop!

The rear yard is fenced, all the gardens are edged and the lawns are well maintained. It's a neat yard, in every sense of the word!

### VALUE FOR MONEY – IT'S ONE OF THE BEST!

- A comfortable 4 bedroom home, on
- An immaculately presented 800m2 block, with

4 1 1 802 m2

**Price** SOLD for \$225,000  
**Property Type** Residential  
**Property ID** 79  
**Land Area** 802 m2

#### Agent Details

Ron Jeffery - 0402 223 201

#### Office Details

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- Great two street access, in an
- Excellent location, plus
- The bunker – a bonus! and
- Just look at the price!

Call Ron Jeffery to arrange your personal inspection.