



30 Ray Myers Road, Imbil



## PASSIVE SOLAR HOME, PRIVACY & WILDLIFE

If seclusion amongst nature is what you are seeking, then look no further.

Positioned for privacy, in the middle of the 30 acres with no neighbours in sight, this unique H-shaped, double brick home is designed to be warm in winter and cool in summer.

Set in easy-care gardens with covered north & south-facing verandas, perfect for entertaining with sliding door access from most rooms, this is a home where bushland is always in view.

There are two separate living spaces separated by the kitchen. The formal living room, with a large built-in bookshelf unit and open fireplace with bench seating either side, looks out to the central courtyard while the informal living room is separated from the kitchen by a breakfast bar.

Pine lined ceilings with exposed Oregon beams, feature brickwork and large Italian floor tiles flow right through the home providing a calm, welcoming ambience.

The new modern kitchen is guaranteed to bring out your inner chef with a hybrid induction/gas cooktop & under bench oven, dishwasher and ample cupboard storage including a huge pantry.

There are 4 bedrooms, two with sliding door access on either side for air flow, the main with a walk-in robe and ensuite. The recently upgraded bathroom features a freestanding bath and easy access shower. A separate toilet and powder room plus spacious laundry with abundant storage have access from the central hallway.

4 2 2 12.00 ha

<b>Price</b>	\$1,250,000
<b>Property Type</b>	Residential
<b>Property ID</b>	928
<b>Land Area</b>	12.00 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

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Car accommodation has been taken care of with a double carport alongside the house with attached light-filled studio/workshop, and a high access Colourbond double garage is located a short distance from the home.

Surrounded by 12 hectares of pretty bushland, the home at 30 Ray Myers Road is set in a few acres of cleared parkland where you can enjoy gardening in the fenced veggie patch, or regular visits from the resident wallabies, koalas, and native birdlife.

This property is located only a few minutes to the Imbil village, 25 minutes to Gympie, or 15 minutes to the new freeway.

To find out more, or arrange your personal inspection, contact Ian Naylor from RJR Property on 0466 341 065.

Privacy, wildlife and a passive solar home ... it's a lifestyle choice!