

Sold



25 Imbil Island Road, Imbil



### ATTENTION FIRST HOME BUYERS...

This home is one of Imbil's originals and has a great feel to it... now you have the opportunity of applying your updating touches throughout.

The front covered sitting porch is a great spot to enjoy a coffee or an afternoon drink and look out to the flowerbeds. From here there is dual access into the home, either via the formal front door or through sliding doors into the lounge area.

The lounge dining room is an open planned space with RC/AC and half height decorative paneling looking through to the hallway. There are three bedrooms, two with built in cupboards, plus a smaller room ideal for an office or nursery, and there is one bathroom inside.

The kitchen is a large space with good light, a freestanding electric cooker and sufficient room for a small dining table. This room is accessed from several areas with the hallway, dining room and laundry all leading into here.

Step down into the laundry, with enough room for your chest freezer or extra fridge, and then through to the fully enclosed sunroom. This is an ideal space that could be set up in several ways... as a second lounge room, a great family room or kids games room. This room is filled with windows and looks out over the backyard.

To the side of the sunroom, accessed from the laundry, there is the second shower room and separate toilet.

The northeast facing backyard is fully fenced with vehicle access from the main street as well as down the side lane. The gardens and grounds are easy care and

4 2 1 642 m<sup>2</sup>

<b>Price</b>	SOLD for \$510,000
<b>Property Type</b>	Residential
<b>Property ID</b>	949
<b>Land Area</b>	642 m <sup>2</sup>
<b>Floor Area</b>	173 m <sup>2</sup>

#### Agent Details

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#### Office Details

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there is a shed for one vehicle as well as workshop space.

25 Imbil Island Road is a 642m<sup>2</sup> block located on the edge of Imbil, the largest village in the Mary Valley. Approximately 15 minutes to the new freeway, 30 minutes to Gympie and 45 minutes to the coast at Noosa.

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

A village home in Imbil ... it's a lifestyle choice!