

Under Contract



285 Little Bella Creek Road, Bella Creek



## MOTIVATED SELLERS!

Starting right from the front electric gates, winding your way up the rise along the landscaped driveway to the house surrounded by spectacular Morton Bay Fig trees & palms, and neatly maintained gardens... this property is completely finished and ready for you to move in and enjoy.

Every extra has already been thought of here, it really is picture book perfect!

This beautifully built two story home has both a brick and timber exterior, and covered verandas with stencil-crete flooring. The multiple rooflines and numerous windows allow for great light on the upper level.

The front entrance takes you into a dual living space with slate flooring, VJ wall paneling, pine lined ceiling and exposed timber beams with the sunken lounge to the left with built in study desk, and large dining room to the right. These areas are separated by a slow combustion fireplace with glass doors on either side.

The kitchen is a delight with high ceilings, stone benchtops, 5 burner cooker, dishwasher, walk in pantry and large breakfast bar. This allows you to be cooking and chatting with your guests at the same time.

There is a separate toilet tucked in behind the kitchen as you step down to the screened veranda area.

Upstairs is filled with sunshine and light and has three good sized bedrooms, two with walk in robes, and there are two bathrooms. This level features timber shutters, polished timber floors, pine lined ceilings, exposed trusses, VJ wall paneling and RC/AC.

3 2 1 19.10 ha

<b>Price</b>	UNDER CONTRACT
<b>Property Type</b>	Residential
<b>Property ID</b>	958
<b>Land Area</b>	19.10 ha
<b>Floor Area</b>	293 m2

### Agent Details

Ian Naylor - 0466 341 065

Leanne Vincent - 0401 291 161

### Office Details

120 Yabba Rd, Imbil  
07 5488 6000

7 Elizabeth St, Kenilworth  
07 5446 0164



**RJR Property**

Outside and the property has been carefully planned to allow for a fenced house yard for the pets, covered barbecue area alongside the stands of bamboo, an incredible fenced veggie garden with raised beds beneath the Norfolk Pine tree, large garden shed on a concrete slab, an orchard with its own watering system and ample tank water storage. The list goes on.

'Elkwood' at 285 Little Bella Creek Road is approx. 47 acres of mixed grazing land with an assortment of farm buildings, including sheds and workshop plus a tractor shed. There are steel cattle yards, ramp and crush and two dams.

This property is 15 minutes to Imbil village, approximately 40 minutes to Gympie and half an hour to the new freeway. To find out more information or arrange your personal inspection, please contact Ron Jeffery on 0402 223 201.

A picture-perfect property ... it's a lifestyle choice!