



3505-3515 Mary Valley Road, Imbil



## HIDDEN GEM

Positioned towards the front of the 30-acre property, this gorgeous country home is situated among mature trees, landscaped grounds and a designated car parking area.

The formal entrance is via the large covered and tiled porch and through a feature timber and glass front door. The modern chandelier light fitting hanging from the railway sleeper sets the scene.

Polished concrete floors, high ceilings, generous and spacious open planned living and a feeling of luxury. The floating staircase in the entry takes you up to the mezzanine master bedroom. This room has a real sense of space given the open railings and cathedral ceiling.

The other two bedrooms are bright and roomy, with ceiling fans and built in robes. The combined bathroom and laundry have built in cabinetry for the washing machine plus storage, and there is a separate toilet.

Currently downstairs is divided into three sections – lounge with a slow combustion fireplace, dining in the centre, and the kitchen taking pride of place on the right.

The kitchen has been designed with timber cabinetry, a farmhouse style sink and freestanding stainless steel 5 burner cooker. There is great light and plenty of room for everyone to help at dinner time.

Ideal for entertaining, the kitchen has direct access to the north facing covered veranda – perfect for coffee or breakfast of a morning, or drinks and meals with friends.

The house paddock is fully fenced, and the landscaping takes in the small plunge

 3  1  6  11.60 ha

<b>Price</b>	\$1,135,000
<b>Property Type</b>	Residential
<b>Property ID</b>	993
<b>Land Area</b>	11.60 ha

### Agent Details

Ian Naylor - 0466 341 065

### Office Details

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**RJR Property**

pool and separate pergola in the front yard. Neatly mowed grounds flow from the house down to the road surrounding the established trees.

Approximately two thirds of this property have been cleared to use for grazing or horses, with the balance left as natural bush providing privacy.

This property is completely off grid with solar power and battery storage. There is ample tank water and car accommodation has been set up with parking under shade sails alongside the house, as well as a huge carport structure to accommodate your van, boat and vehicles plus storage and workshop space.

3505 Mary Valley Road with its driveway access from Whelan Road, is located less than 3kms to Imbil village, 40 minutes to Noosa and 15 minutes to the freeway.

Inspections can be arranged by contacting Ian Naylor from RJR Property on 0466 341 065.

An off the grid hidden gem ... it's a lifestyle choice!