

# 13 Imbil Island Road, Imbil, Qld 4570

## House For Sale

Friday, 15 March 2024

13 Imbil Island Road, Imbil, Qld 4570

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 809 m2

Type: House



Warren Nonmus  
0754411344

## Offers Over \$550,000

Located right in the Imbil township, being headquarters of the now active Queensland Government Borumba Pumped Hydro Project, the town abounds with opportunity associated with this once in a lifetime multibillion dollar regional project. Amidst the opportunity, this property is a haven to relax and unwind at days-end on your front verandah or rear patio, while watching the sunset around you. The property with its country charm, also boasts the follow:

- Fully air conditioned well-loved family home built to last with solid hardwood throughout and 2.7 metre ceilings.
- Generous front verandah which overlooks the lushly landscaped front garden, ideal for relaxing and watch the day go by.
- Large family sized living room with feature bay window.
- Large kitchen with adjoining family sized dining area which accesses the substantial rear patio.
- Grand master bedroom with robe.
- Two additional comfortable sized bedrooms.
- Large family bathroom with toilet, separate bath and shower.
- A separate bathroom with shower and toilet is conveniently located of the expansive rear patio which overlooks the spacious back yard with fruit trees.
- Separate large studio/ retreat/ fourth bedroom ideal for dual living.
- Town services including 240-volt electricity, town water, sewer and NBN.
- 10 roof top solar electricity panel supplying electricity to the grid.
- Property is substantially above council flood levels.

Be part of this progressive historic town with its majestic Imbil Lookout, scenic parks along Yabba Creek, showgrounds, Mary Valley State College, heated public swimming pool, childcare centre, council library, bowls club, golf club, scouts, girl guides and CWA - all within the town centre with its Railway Hotel, chemist, post office (for banking), shops, cafes and coffee shops to name a few. The Imbil township is a wonderful tourist destination and is ideally situated only 20 minutes from the Gympie City Centre and the General Hospital and only a 40 minute to Noosa Beach and National Park. On Sunday mornings enjoy the farmer's markets. Do not let this opportunity pass you by!!! Call Warren today on M 0431 210 348 for your private inspection.