

**187 Ballard Road, Imbil, Qld 4570**



**Sold House**

Saturday, 23 September 2023

187 Ballard Road, Imbil, Qld 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 6001 m2**

**Type: House**



Bernie Smith  
0407766472



Terry Smith  
0428548434

**\$710,000**

This property is in a sought-after area of Imbil, tucked into the bushland on Ballard Road. Your own little piece of paradise, amongst the wildlife and birds. As you arrive, park your vehicle in the triple bay carport, and make your way up the staircase to the front veranda. The property has two matching covered verandas, one along the front to the formal entrance, and the second along the back of the home accessed from multiple rooms. The formal entrance leads you from the front veranda into a short hallway, past the main bathroom and into the master bedroom end. The main bedroom has direct access outside, reverse cycle air conditioning, a walk-in robe and its own ensuite bathroom. There are two other bedrooms at the other end of the home, both with built in robes, and bedroom two also has direct access out to the rear veranda. The living, dining and kitchen area is really spacious and has several sliding doors leading out to both verandas – you can set up either area for entertaining and meals depending on the time of the day and the weather. This space has high cathedral ceilings, modern tiled floors, reverse cycle air conditioning and a slow combustion fireplace. This is a big area and can be set up into multiple zones. The hardiplank home has great storage underneath, a small solar system, security screens on all doors and windows and ample water storage. However, if it is storage you are after, there is an additional three bay garage with double roller doors, plus single carport on the side. This shed has a concrete slab, power and its own water tank. The property is approximately 1.5 acres (6,001m<sup>2</sup>) with easy to maintain garden beds and plants, and the home is surrounded by mature trees. 187 Ballard Road is only a few minutes to the Imbil village, and ten minutes to the new freeway. Inspections can be arranged by contacting Terry and Bernie Smith from RJR Property. A home amongst the birds and wildlife ... it's a lifestyle choice! Property Code: 897