

31 Ballard Road, Imbil, Qld 4570



Acreege For Sale

Thursday, 4 April 2024

31 Ballard Road, Imbil, Qld 4570

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: Acreege



Ian Naylor

0466341065

Auction

AUCTION HELD AT THE WILD VINE CAFE - REAR DECK, YABBA RD IMBIL 28TH APRIL 2024, 10:00am Set high on the block with a view of the creek through to the village... a unique view in this area. This property is a rare find – approximately 6 acres with mature trees and paddocks for horses, where Ballard Road is your boundary on one side and Yabba Creek the boundary on the other. Pretty as a picture! Positioned somewhere in the middle, this low set brick home has great space for the whole family, sheds galore, and the perfect full-length veranda to take advantage of the views. Park in the double tandem carport and access the home straight into the formal lounge dining area. This room is open planned and big enough for a large lounge and dining table, with access via a sliding door back out to the veranda. The main bedroom runs off this space and has walk in robe and ensuite. The kitchen is a good size with gas cooking facilities, ample cupboard space, large window looking out to the Creek, and enough room for everyone to eat at the breakfast bar. This open family meals space is ideal for the kids tv room, or just another sitting space and also has access via sliding doors to the entertaining veranda. We have been told you can watch the platypus playing in the water from here. There are 3 more bedrooms, a bathroom with shower, bath and separate toilet, plus full-sized laundry. This property is really well set up with sheds and car accommodation to suit everyone. An extra high carport for 3 vehicles on the left of the home, plus two double garages joined by a double carport and small brick shed to the right of the house - all with access directly from Ballard Road. There is good tank water storage, solar hot water, solar power on the shed for the house and a water license from Yabba Creek. This property allows for a rural lifestyle in a village location. 31 Ballard Road is walking distance to the Imbil village, under half an hour to Gympie and approximately 10 minutes to the new freeway. Inspections can be arranged by contacting Ian Naylor from RJR Property on 0466 341 065. A rural property on the edge of the village ... it's a lifestyle choice! Property Code: 933