

# 3390 Mary Valley Road, Imbil, Qld 4570

## Acreage For Sale

Saturday, 27 January 2024

3390 Mary Valley Road, Imbil, Qld 4570

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 8 m2**

**Type: Acreage**



Margaret Cochrane



Ronnie Cochrane

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## For Sale By Tender

Nestled in the heart of Mary Valley Country with the Coast a short drive down the road, this property is quite the find! 20 picturesque acres to call your own featuring a 3-bedroom double brick home with stunning brand-new pool overlooking rolling green hills of the valley. The home greets you with the Salt water pool and entertaining area adjoining the home via the brand-new pebble crete verandah. With views over the valley, this is a place you will absolutely love. Entering the home, you will find a spacious lounge with fireplace for the cold winters. A stunning newly renovated kitchen and bathroom modernise the home while the brick maintains the country charm. A large 4-bay shed by the home has room for all the toys features 3 lockable roller doors, concrete floor, power and a near new 4000kg vehicle hoist. There is a 5-kilowatt solar system on the shed roof connected to the home. Additional storage is available with a shipping container and auxiliary shed by the main. Adjoining the shed are 2 open horse stalls. If you are an animal lover, this property is fully fenced with 3 paddocks and 2 Dams for stock water and irrigation. 3 minutes to the Country township of Imbil with the popular Borumba Dam destination in the region and just over a half hour to one of the worlds most popular beaches in Noosa, this property has something for everyone. There is too much to list, this property is a must see to take it all in!

**Property Features:**

- 8.21 HA (20.3 Acres)
- 3.6 km to Imbil (School, Fuel, Specialty Stores, Restaurants & Hotel)
- 16 km to Borumba Dam
- 29 Minutes to Gympie
- 39 Minutes to Noosa
- 3-Bedroom double brick home with modern renovations
- Large main with Carpet floorings in bedrooms
- Spacious Lounge room with fireplace
- Brand New kitchen, designer tiles, marble counter tops, walk in pantry and soft close draws
- New Bathroom with imported designer tiles (second toilet separate to bathroom)
- Air-Conditioned Kitchen/Living Room
- Large Laundry/utility room (backs on to Main bedroom, allowing potential for ensuite)
- New pebble crete flooring on verandah to Pool and entertaining area
- Pebble crete Salt water Pool 10m x 4m
- 5,000L tank by pool pump shed for reserve water
- Large 4 Bay shed (3 roller doors), concrete floor and power
- 4000kg Vehicle Hoist near new in shed bay
- Auxiliary shed by main shed, ideal for farm tractor
- 2 open horse stalls
- Steel Round yard on flat pad
- Fully fenced property, 2 large paddocks, 1 smaller paddock
- 2 Dams on property, Large Dam with pump for irrigation of paddocks
- Shipping Container for additional storage space
- Undercover parking for float
- 5-Kilowatt Solar system on Shed roof integrated to house power
- 3 x 5,000 Gallon Rainwater Tanks on House plus 2 x 2,700 Gallon tanks on shed
- 2 bay timber car port constructed to match home
- Solar Hot Water
- Diesel Generator capable of running home
- New Switchboard installed
- Limes, Lemon, Orange, Avocado, Mangoes and Macadamia trees
- Local wildlife including a resident Koala
- NBN connection available
- Zoned - Rural
- Property in Gympie Regional Council

This property is all set for you, ready to move in and enjoy the perfection only Country living can bring. Make the move and live the life you dream of. This is a must-see property to take in all it has to offer. Please do not hesitate to contact Margaret on 0439 989 982 or Ronnie on 0428 843 166 to arrange an inspection.

**Disclaimer:** in Preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.