

61 TIMANI ROAD, Bollier, Qld 4570

Sold House

Tuesday, 2 April 2024

61 TIMANI ROAD, Bollier, Qld 4570

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



Sandy Roulston



Kate Mayne
0438506970

\$1,030,000

Elevated, North facing and overlooking the vast 180 degrees views of the Mary Valley that are backdropped by the Imbil and Amamoor State Forest is this contemporary three bedroom home on 8.78 acres. Located in the ultimate and private location, at the end of a cul-de-sac, set back from the road and completely flood free. The low set and modern three-year-old home has high ceilings throughout, timbered decks around two sides with access from the living area to a large outdoor undercover veranda with extended deck, perfect for afternoon entertaining or yoga at sunrise. Oriented to ensure the three generous sized rooms capture the views of the surrounding landscapes and offer ceiling fans and built-in robes. The Master bedroom features an ensuite and in addition to the walk-in robe there is extra built in robes for additional storage. The master bedroom offers external access to the outdoor verandah. Cleverly designed, the layout allows for cross flow ventilations with a cozy fireplace for those wintry nights. A reverse cycle air-conditioner takes care of your climate control year round. The large kitchen has stone top benches, breakfast bench plus plenty of room to indulge your culinary skills. Features at a glance:

- 3 Bedroom 2 Bathroom
- Open plan kitchen and living areas.
- Fixed Wireless Broadband
- Wood fired heater, Reverse cycle air-conditioning.
- Study / Office
- 5 Bay Shed with mezzanine floor 15 x 7.5 meters, small kitchenette, shower, toilet, and provisions to complete building a self-contained area.
- 3 phase Solar power / 10 KW Solar system
- 2 x 22,500 litre Rainwater tanks and plumbing for third tank.
- Septic
- Established Fruit trees and gardens.
- Fully fenced house yard, fenced paddocks and large chook run.
- Mostly cleared with a section of native regeneration

This is a property where all the hard work has been done, new house, fenced house yards and paddocks, established gardens, large shed with workshop and provisions to complete extra living space, water, solar, three phase power and more. It's ideal for someone wanting to escape the hustle and bustle of the city, to live a self-sustainable lifestyle, to own a few animals and bring the kids up in the country, weekend getaway or just kick back and enjoy the serenity and views. Bollier is 45 minutes to Noosa's famous restaurants and beaches. 30 minutes to Gympie and 20 minutes to Pomona. Call Sandy or Kate today to arrange an inspection.