

**739 Illinbah Road, Illinbah, Qld 4275**



**House For Sale**

Friday, 12 April 2024

739 Illinbah Road, Illinbah, Qld 4275

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 14 m2**

**Type: House**



Kevin Blanc

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## Auction

Auction Thursday 9th May @ 6pm Ray White Nerang: 1/12 Ferry Street, Nerang. Lovely acreage property sitting on 14.17ha at the end of the picturesque Illinbah Valley. Overall this property has broad appeal to a wide market of potential purchasers. The original circa 1920 home sits proudly on the block looking over the paddocks and hills of the valley. This newly renovated home presents beautifully and enhances the character of the property, it is clean and well maintained. There is also a second lovely country style cabin home on the property. Main home features:- Private location position with picturesque views across property and surrounding area- Country Queenslander with zinc roof and front and rear verandas- 3 good sized bedrooms - Hybrid timber floors and v-groove walls- Separate modern bathroom with attractive barn door entry- High ceilings throughout - Inviting spaces internally with a combined kitchen/dining/lounge space- Stone benchtops in galley style kitchen with a gorgeous SMEG gas stove- Split system air-conditioning in lounge and ceiling fans in other rooms- Separate laundry - Large sliding glass doors to expansive veranda with amazing views- Integrated 13.2 Kw solar system- Starlink connectivity- 2 main fenced paddocks with creek access & a water pumping licence- Powered 10 x 12m colorbond steel shed with mezzanine storage level, 2 large bays with a separate guest studio at the rear with ensuite capability- Shed also has a 5,000ltr water tank. The second home on the property is a 2016 EcoCottage on steel piers, featuring:- Delightful 2 bedroom, 1 bathroom cottage with timber floors and verandas- Charming outdoor bath on the veranda and fire pit- Country style kitchen with gas stove, walk in pantry and laundry- Additional "Library cottage / art studio" behind the 2nd home. This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. **DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate; however, accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.