



# FOR SALE

## ALMOST IN THE VILLAGE!

Ballard Rd is just outside the Mary Valley village of Imbil, on the other side of Yabba Creek. Number 42 is one of the first homes in Ballard Rd. You could walk to the village, if you want!

The 10 year old, low set brick home sits in spacious grounds on a level 1 acre (4,025m<sup>2</sup>) block. You enter a large, fully tiled, open plan living area that incorporates the lounge room, dining room and kitchen. The timber kitchen has plenty of storage that includes a pantry, and good bench space that includes an island bench. The living area is air conditioned and has direct access to a covered, north facing entertainment area.

There are three bedrooms and one bathroom. The main bedroom has a walk-in-robe, en-suite and access to the entertaining area while the other two bedrooms have built-in-robos. The main bathroom has a bath, separate shower and separate toilet.

What was a detached double carport is being converted to a studio – it's still a work in progress!

Garages? We have plenty of them! You could park half a dozen vehicles without forgoing your workshop space. There is good tank water storage for inside the house and a bore for the garden.

Imbil is set on the banks of Yabba Creek, on the edge of the forest and is the gateway to Borumba Dam. It is less than half an hour from Gympie, 45 minutes from the coast at Noosa and two hours from the centre of Brisbane.

To arrange your personal inspection of 42 Ballard Rd Imbil, contact the team at Ron Jeffery Realty.

42 Ballard Rd is a pleasure to inspect and would be a joy to own!

3 BED | 2 BATH | 0 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



**Ron Jeffery**  
ron@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)