



FOR SALE

IMBIL ISLAND PROPERTY AT REDUCED PRICE!

*** PRICE SLASHED FOR AN IMMEDIATE SALE ***

171 Yabba Creek Rd is separated from the village of Imbil by over 1 km of frontage to Yabba Creek Anabranh. Enhanced by over 5,000 trees, planted about 12 years ago, the creek gives a permanent water source to the 83 acre (33.59 ha) grazing property. Fenced into 4 main paddocks, this is some of the finest land in the Mary Valley, and it is flood free!

The home is post war style, built in the early 1950's but recently refurbished. You enter to a tiled "mud room" that doubles as the laundry. Up 3 stairs to a separate toilet and a storage room, currently used as a large pantry, before entering the country kitchen. This is a timber kitchen that features a slow combustion stove in an alcove. The cosy living area includes the lounge and dining rooms and gives access to a covered north facing timber deck.

The main bedroom has built-in-robies, a window seat and an adjoining study or nursery. There are two other bedrooms and a brand new bathroom. The attractive period home features high ceilings and polished timber floors throughout.

Outbuildings include:

- A matching 3 bay lined and insulated garage beside the home,
- A fully enclosed, high clearance 21m X 16m machinery shed, and
- As new cattle yards that include a loading ramp and crush.

Water includes Yabba Creek Anabranh, tanks and town water.

This is a unique opportunity to purchase a productive property on the very edge of the village. Call Ron Jeffery on 0402 223 201 to arrange your personal inspection.

3 BED | 1 BATH | 3 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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