



**SOLD**

## PRICED TO SELL!

Mid-way between IMBIL and KENILWORTH

Almost 19 acres on the hillside, with a view of the productive land in the Moy Pocket section of the Mary Valley, and the Kenilworth Bluff. The block offers around 2/3rd cleared grazing land with a heavily timbered section on the highest point at the rear.

This is a solid clay-block home both externally and internally, with tiled floor throughout. It has a very distinctive and attractive bell-shaped roof line. The main living space includes the kitchen, dining and lounge. The kitchen has timber cupboard doors and a gas cook-top, the living area has a slow combustion heater and all areas in this open plan room take in the fantastic view. A second living area is used as a TV/sitting room and study nook. There are three bedrooms and one central bathroom.

The veranda wraps around half of the home and takes full advantage of the view. Car accommodation is a single carport attached to the rear of the home.

Externally everything is a feature – the rolling lawns give a very expansive look to the grounds and a very mature hedge line of bamboo provide a great weather break. The home is cut into the site and a fantastic rock wall has been constructed that covers the entire bank. The veggie garden and orchard set-up here is second to none, allowing the current owners to be self sufficient. The grazing land is divided into three paddocks and there are three dams.

Outbuildings include a great bush shed constructed with round timbers cut from the property.

Book your personal inspection by calling Ron Jeffery.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A



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