



FOR SALE

30 ACRES OF COUNTRY LIVING WITH CITY CONVENIENCE....

4 BED | 1 BATH | 4 CAR

4435 Mary Valley Road, Brooloo, QLD, 4570

First time to the market for sale in 20 years, this is the one you've been longing for, Solid 2 storey brick and tile home, ideal for Dual Living as it has a kitchenette downstairs, see the floor plan, huge verandah to relax and take in the forever scenic views and look over your fertile grounds with established Fruit & Citrus Orchard, chook house with the rooster strutting around keeping a close eye on his gals, I love that you can even view the resident pet cow from the country kitchen sink window and imagine when the trees that are just getting their spring blossoms are in full flower.

Private 30 Acres, fenced including cattle yards and crush, holding upto 20 head of cattle, 2 dams always full that gravity feed down to the house outside taps plus 2 x 6500 gallon water tanks with an empty 10k gallon tank in the paddock if required, whilst the dams were just both cleaned up, there is plenty of room to build another shed or perhaps build a 2nd dwelling 20mtrs from the main home (SCA). Also note one dam is 15mt deep plus the 120mt deep Bore that pumps into the Water Tanks future proofs yourself for affordable living and low rates coming under the Gympie Council.

- DUAL KEY potential - 2 storey solid brick & tile Home.
- Fenced, private 30 Acres, steel cattle yards & crush.
- 5min drive to Kenilworth Township (highly recommend coffee, donuts & a visit to the cheese factory in the main street and a must to explore the terrific Kenilworth country shops)
- Shed, Chook shed.
- 2 x dams, one is spring fed and 15mt deep, Bore, 3 x water tanks.

PRICE:

Offers \$800,000 range

OPEN FOR INSPECTION:

N/A

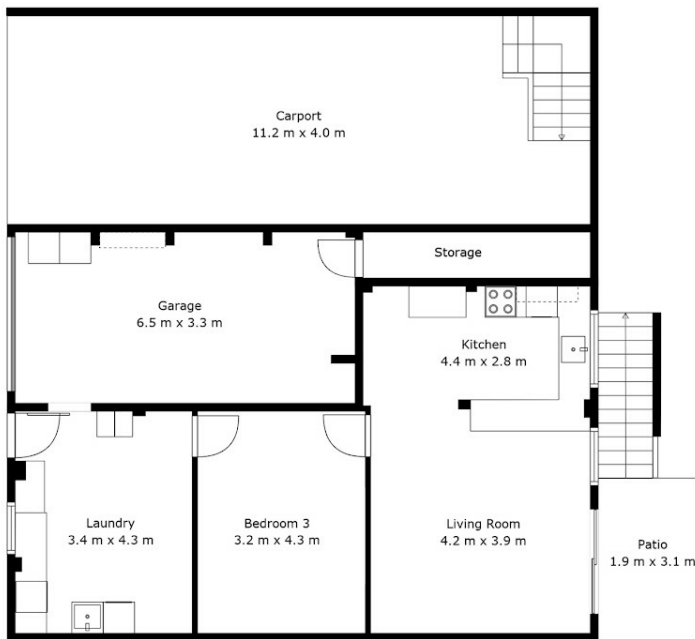


Vanessa Brunton

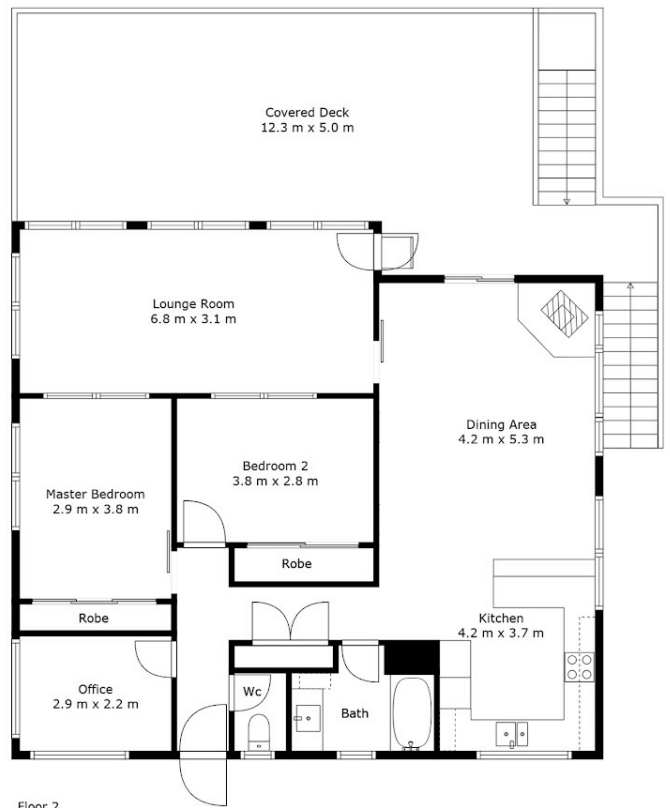
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Floor 1



Floor 2

4435 Mary Valley Road, Brooloo

3 Bed 1 Bath 2 Car



TOTAL: 293m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.