



# FOR SALE

## HOBBY FARMIN' OR JUST KIDDIN' AROUND

OWNER MEETS THE MARKET FOR A QUICK SALE.

I'm not kiddin', this is hobby farming at its best! And ... its only \$318,000.

178 Ballard Rd is a very productive 5 acre block, just minutes out of the Mary Valley village of Imbil, on the corner of two "no through roads". The block has been used for a variety of agricultural pursuits over the years. Today it is home to a wonderful array of animals, not the least of which is a flock of goats for both breeding and milking. I'd be going too far if I described it as a menagerie! The block has improved pasture, is well fenced into 5 Paddocks, has good shade trees and is watered by a well and three dams. There are a number of sheds and shelters to cater for whatever activity is your passion.

The older style home is hidden from the road by mature trees and shrubs. It's a high set home with room underneath for all your hobbies. Upstairs, you will find a very comfortable home that features high ceilings and polished timber floors. Older style and very homely! The kitchen has been updated. Its "newish" and features a freestanding 5 burner gas stove in the alcove where the fuel stove used to be. The kitchen has access to the rear deck while the living room has access to the front deck. You can choose to spend time on either! There are two good sized bedrooms and one very up-to-date bathroom.

You want solar power? We have 5 kw here, a bonus!

If hobby farming is on your list, don't go past this one! Imbil is 30 minutes from Gympie, 40 minutes from the coast at Noosa and two hours from the centre of Brisbane.

Contact the team at Ron Jeffery Realty to arrange your personal inspection of 178 Ballard Rd Imbil.

2 BED | 1 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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