



**SOLD**

## STUNNING PROPERTY WITH POOL AND SEPARATE STUDIO IN JONES HILL

Welcome to 221 Mary Valley Rd, a versatile property that offers the perfect blend of comfort and convenience. Nestled on a generous 2256m<sup>2</sup> block with established low-maintenance gardens, this home features beautiful hardwood timber flooring and an inviting inground swimming pool, ideal for cooling off during warm summer days.

The main residence includes three spacious bedrooms, a recently renovated bathroom, and two toilets, complemented by a large deck that's perfect for entertaining. Enjoy cozy evenings in the living room, which boasts both a wood heater and air conditioning for year-round comfort. The well-appointed kitchen and dining area provide ample space for family gatherings, and an office area that can easily serve as a fourth bedroom adds to the home's flexibility.

For added investment potential, a separate one-bedroom studio is currently rented, generating a fantastic return. This self-contained space features a kitchenette, open-plan living, a back patio, and a single carport—ideal for guests or additional income.

### Property Highlights:

- Prime location near Jones Hill Convenience Store
- Over half an acre of land with a farmland backdrop
- Two greenhouses for gardening enthusiasts
- Double garage and two single carports, including a high carport for caravan or motorhome storage
- Sparkling private inground pool for relaxation and fun
- Solar

Convenience at Your Doorstep: Enjoy the peacefulness of rural living while being close to Gympie's amenities and having easy access to the Mary Valley Link Road for quick trips to the Sunshine Coast and Brisbane.

This property is a must-see! Don't miss out on the opportunity to make it yours. Contact us today for more information or to arrange a viewing.

4 BED | 2 BATH | 5 CAR

PRICE:  
\$740,000

OPEN FOR INSPECTION:  
N/A



**Wes Farnham**  
**0439388015**

wes@atrealty.com.au

[wesandkaylenefarnhamrealestate.com](http://wesandkaylenefarnhamrealestate.com)



Site Plan



Ground Floor

Mary Valley rd

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position



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.