

ron jeffery



SOLD

"THE FARM", - HOUSE AND GARDEN IN BROOLOO!

A 4 bedroom home, set in an award winning garden, on 5 private acres.

Do I have your attention!

We approach the home at "THE FARM", via a paved path through the garden, and arrive at a long, wide, shady front veranda. You could just settle here. The home is solid block, both inside and out, and you definitely notice the cool temperature when you step into the living area. The open living area, including both lounge and dining rooms, is central to the home and, if the solid construction provides relief from the heat, the slow combustion heater here provides the winter warmth.

The kitchen is an excellent size with a freestanding gas cooker, dishwasher, a large pantry and plenty of bench space. It has had an upgrade, and so has the bathroom. The bathroom features a walk-in shower and a separate toilet. There are 3 or 4 bedrooms, depending on your use. Three bedrooms have built-in-robos and one bedroom is currently used as a library.

The garden covers approximately 3 of the 5 acres. However, it could easily be returned to its original grazing use. The garden itself has been a labor of love for its current owner, and that love shows. It was a recent prize winner in the Gympie Region garden competition. Interesting pathways wind their way through gardens edged with rocks & logs, under a canopy of mature trees of every description. Cedars, Bunyas and Silky Oaks - Mangoes, Macadamias and Lychees – to name just a few. There is also great veggie garden! A walk through this garden is magic.

Outbuildings include an extra-long carport beside the house and a great garage/workshop in the garden. A disused cottage, set away from the main house, could easily be repaired. The power, water and septic are still there. And, don't forget the royal chook house! Water storage comes in many forms but totals over 100,000 litres. Plus, there is an unused bore.

"THE FARM" at 96 Callemonda Rd is located towards the end of a quiet country road in Brooloo, mid-way between the Mary Valley villages of Imbil and Kenilworth. It is about 10 minutes from either of these villages, half an hour from Gympie, 45 minutes from the coast at Noosa and 2

4 BED | 1 BATH | 0 CAR

PRICE:
\$400,000

OPEN FOR INSPECTION:
N/A



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