



**SOLD**

## INDUSTRIAL VINTAGE STYLE!

A HALF ACRE BLOCK WITH A FIVE ACRE FEEL!

Imbil is located in the Mary Valley, on the banks of Yabba Creek, adjoining the forest. 13 Marsden St is on the edge of the village. With boundaries lined with mature trees, this is the most private half acre block you will ever find.

A concrete driveway delivers you to a carport under the roofline and a long veranda that overlooks the private block. The home is industrial vintage style, unique in this area! This style starts on the veranda and continues as you enter the home. The current owners' retro furniture compliments industrial vintage features that include:

- Vaulted mini orb ceilings,
- Industrial retro lighting,
- Polished concrete floors, and
- Shadow lined plywood walls.

The living area is open plan with a slow combustion heater and plenty of natural light. The kitchen has timber bench tops, a ceramic sink, period taps and pressed metal splashbacks. Cooking is gas and there are plenty of storage options, including a walk in pantry.

The bedrooms continue the style with a built-in-robe and a wonderful tiled feature wall in the main bedroom. The bathroom is a tiling masterpiece! It's as grand as they come with a walk-in shower, deep luxurious bath and a Caesarstone topped vanity. The toilet is separate and the laundry doubles as a computer nook. Bedroom 3 (or the studio) is a change of pace. It still has the vaulted ceiling but has a tiled floor, painted walls, and the separate access is perfect for a home office.

The veranda entertaining area has been extended to include a covered BBQ deck with industrial vintage features. The landscaped grounds include a fire-pit, perfect for conversations with family and friends.

It's total privacy at this home. However, two minutes away are all the conveniences of the Mary Valley's largest village.

Contact the team at Ron Jeffery Realty to arrange your personal inspection. You'll love it!

3 BED | 1 BATH | 1 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



**Ron Jeffery**  
ron@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)