

LIST - SELL - WIN \$10,000 CASH

List your property for sale
with RJR Property and
go in the draw to win
\$10,000 cash



HOW TO ENTER:

- ✓ List or Sell your property with RJR by 30th November 2025
- ✓ You'll automatically go into the draw to WIN \$10,000

Terms & Conditions Apply. See www.RJRproperty.com.au



SELL



BUY



RENT



INVEST

Book your appraisal today

1300 000 RJR

Feature Property



44 BELLA CREEK RD, BELLA CREEK

Owned by the same family for more than 100 years, "Callemondah" is a rare and remarkable 313-acre property brimming with history and charm. The beautifully maintained Queenslander showcases polished timber floors, soaring ceilings, VJ walls and stunning period trims throughout.

A thoughtfully designed kitchen with large island bench, walk-in butler's pantry and stainless-steel appliances opens into the cosy dining area, which spills onto the covered veranda – the perfect spot to soak up the winter sun with a morning coffee. The home offers four bedrooms, each with verandah access, while the master boasts a stylish ensuite complementing the generous main bathroom. Decorative fretwork frames the central lounge, and the L-shaped wraparound verandah provides enviable entertaining spaces.

Adding further appeal is a meticulously renovated studio, once the Bella Junction Provisional School House, now complete with kitchenette, bathroom and its own veranda.

The majority of the property is heavily treed, the flat grazing paddocks are well fenced & there is double creek access. "Callemondah" is truly unforgettable.



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UPDATE FROM THE RJR SALES TEAM

Market heats up with lower interest rates.

The Reserve Bank's August 2025 decision to trim its official cash rate by 25 basis points to 3.60% brings welcome relief for Queensland homeowners.

This marks the third rate reduction this year, major lenders - including Commonwealth Bank, Westpac, ANZ, Macquarie, and NAB - are passing on the cut, translating into meaningful mortgage savings.

For borrowers this could reduce mortgage repayments, freeing up cash flow for families and boosting confidence in the housing market. For buyers, lower interest rates increase borrowing power encouraging potential buyers to act—particularly as the spring market heats up.



Ian Naylor

Sales Agent

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RENTING OR SELLING - Which Strategy works for you?

Deciding whether to rent or sell your property in today's market depends greatly on your long-term goals.

Selling can take advantage of strong buyer demand and provide immediate capital to reinvest, upgrade, or reduce debt.

Renting, on the other hand, offers steady ongoing income and the potential for future growth if property values continue to rise.

Each option has clear benefits, but understanding your financial needs and current local market trends is key. Speak with your trusted local agent to explore the right path for you.



Leanne Vincent

Agency Manager & Licensed Agent

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Selecting an Agent

At RJR Property, we combine vast local knowledge with proven sales results, right across the Mary Valley. Our team knows what makes each village unique, and buyers trust us when searching in the region.

We tailor a clear marketing plan for every property, from professional photography and advertising to direct buyer contact, ensuring your home stands out.

With honest communication, we keep you informed at every step. Our sales costs are transparent, with a focus on delivering maximum value, not just low fees.

With strong area coverage in Imbil, Kenilworth, Kandanga, Amamoor and beyond, RJR is the trusted choice.



Ron Jeffery

Principal & Licensee

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DO YOU OWN AN INVESTMENT PROPERTY?

When it comes to managing your investment property, trust and experience are everything. A skilled property manager not only ensures your property is well cared for, but also protects your financial interests and maximises returns.

Experienced managers understand local markets, tenant behaviour, and compliance requirements, giving you peace of mind and confidence in every decision. Trust is equally important—knowing your manager acts in your best interests, communicates transparently, and responds promptly to issues makes all the difference.

Choosing a property manager with proven experience and a reputation for reliability is one of the smartest decisions any landlord can make.

Talk to Marie from RJR Property about helping you – (07) 5488 6000.

