



# SOLD

## EXPERIENCE COUNTRY LIVING: 14.46HA ACREAGE IN KANIGAN, QLD - 3 BED, 1 BATH, 2 CAR + ECO FRIENDLY FEATURES!

This property sits on 14.46 hectares in a peaceful and private part of Kanagan, which borders the Gympie and Fraser Coast boundaries. The property has a fantastic array of infrastructure including a large 3-bedroom home, multiple sheds, ample water supply across 4 dams and boasts a huge variety of mature fruit and nut trees.

The 1940's chamfer board home has 2 large balconies at the front and rear to relax, entertain from, or simply take in the views. Inside the home the property has generous sized rooms throughout, from the bedrooms to the bathroom and through the multiple living areas and huge kitchen, it really gives a massive sense of space and open plan living. There is also modern extra's like air-conditioning, fans, solar/solar water heating and the house is supplied with 2 x 12,000-gallon rain-water tanks.

The property is just lovely as you enter via an easement driveway giving maximum privacy. Your first view is being welcomed by manicured gardens and well-maintained lawn areas surrounding the home. Then you explore the broader expanse of dams, infrastructure and views of the surrounding Mt Kanagan hillsides. With ample fruit/nut trees including over 2000 Mango trees, Macadamias, Star Apple, Banana, Mulberry, Lychee, Fig, Jack Fruit, Mandarin, Pear, Lime, Plum, Lemon and Pecan, you really are spoilt for choice. There is a total of 4 dams on the property, steel cattle yards, 2 separate sheds and a picturesque windmill for pumping water.

The property is within a 30-minute drive of Gympie and with the Gympie by-pass being completed, it will make commuting even easier for south-bound transit. It is situated far enough away to give any would-be owner the privacy they desire and their own piece of paradise, but close enough to required services.

We'd love for you to come and take a look at this lovely property and potentially find your perfect rural retreat.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$720,000

**OPEN FOR INSPECTION:**  
N/A



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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.

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