



# FOR SALE

## OFF-GRID RURAL LIFESTYLE OPPORTUNITY ON 204 ACRES, FENCED WITH PLENTY OF WATER AND A VIEW!!

Seize this incredible opportunity to own 204.67 acres (82.83 hectares) of prime rural land in Canning Creek, just down the road from Kooroongarra. This versatile property is perfect for those seeking a peaceful retreat, a grazing block, a lifestyle block or a blank canvas to develop to your own needs.

Canning Creek is conveniently situated about 30 minutes from Millmerran and 40 minutes from Inglewood. Both of these charming country towns offer essential amenities, including medical services, hardware stores, bakeries, grocery stores, post offices, and newsagencies, ensuring you have everything you need within easy reach.

### Key Features:

- Water Security – 3 bores all with solar, one connected to solar pump, ensuring a reliable water supply. There is also a dam at the rear of the property.
- Water Distribution – Extensive rural Polypipe, ideal for setting up tanks or horse/cattle troughs.
- Infrastructure – A sturdy well-constructed rustic-look shed with a concrete floor, offering endless potential for use. New roof, guttering & down pipes. Loading ramp for machinery. Shed is approximately 12m x 9m with 200mm slab.
- Land Condition – The front paddocks could do with slashing to return them to their former condition.
- Tracks & Boundaries – Plenty of existing tracks for easy access, with boundaries recently re-cleared after photos had been taken. Property is fully fenced with a fenced paddock down the front of the property. There is also a 4 strand barbed wire fence, approximately half way through the block, fencing the front to the back. (new photo's added 1/4/25 of the cleared boundaries)
- Scenic Views – Enjoy stunning views of the surrounding hills and ranges, adding to the charm and serenity of the property.

### A Versatile Property with Endless Potential!

Whether you're looking for a weekend getaway, an off-grid lifestyle, or a working rural block, this property ticks all the boxes. With solid infrastructure already in place, you can develop it to suit your needs.

Please note there is no septic tank on this property and water tanks will need to be connected to the shed to catch rainwater.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$480,000

OPEN FOR INSPECTION:  
N/A



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