



FOR SALE

PRIVATE RURAL PERFECTION WITH CHARM, SCALE & STYLE

14.46ha of Dream Lifestyle in Kanigan

INSPECT BY APPOINTMENT - Address available upon request

Welcome to your private slice of paradise - this breathtaking 14.46-hectare property in the peaceful hinterland of Kanigan offers the perfect fusion of rural lifestyle, modern comfort, and old-world charm. With premium upgrades throughout, stunning natural surrounds, and extensive infrastructure, this property is move-in ready and packed with potential for even more.

The Residence

Originally built in the 1940s, the chamfer board home has been beautifully refreshed and thoughtfully styled to highlight its character while embracing modern comfort. Fresh paint, new carpets in the living areas and bedrooms, and tasteful updates have created a warm, inviting home with timeless appeal.

You'll love the 3 oversized bedrooms, updated bathroom, generous living spaces, and the huge country kitchen - all framed by two expansive verandahs front and rear. Ideal for relaxing or entertaining, these balconies capture spectacular views of Mt Kanigan's rolling hills. Ceiling fans, air-conditioning, solar power, and solar hot water complete the picture of comfort and efficiency, supported by 2 x 45,000-litre rainwater tanks and 2 x 5,000-litre header tanks.

The Land & Infrastructure

Drive in through a private easement and be welcomed by manicured gardens, lush lawn areas, and a sense of space that only a property like this can offer.

The current owners have spared no effort in rejuvenating the property:

- All three dams have been expertly dredged and shaped
- Grounds and orchards have been lovingly cleared, manicured and maintained
- Exotic fruit and nut trees, including over 500 chemical-free Bowen/KP Mango trees (drawing ~15K income per annum), Macadamia, Lychee, Banana, Mulberry, Jackfruit, Fig, Citrus varieties and more - nurtured and thriving

3 BED | 1 BATH | 2 CAR

PRICE:

Offers over \$1,100,000

OPEN FOR INSPECTION:

N/A



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TOTAL AREA: 383.40 m² • LIVING AREA: 296.76 m² • FLOORS: 1

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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.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND.

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