



FOR SALE

BUILD YOUR DREAM HOME AND ENJOY A RURAL LIFESTYLE

There's something special about a property that instantly makes you slow down.

Maybe it's the peaceful valley surrounds, the fresh hinterland air, or the gentle sound of the creek flowing quietly at the back of the block. Whatever it is... this beautiful 2.17-acre parcel captures the exact lifestyle so many families are searching for, yet very few ever truly find.

Only minutes from the heart of Canungra, the local hotel or the friendly atmosphere, this is the kind of property people dream about when they picture escaping busy suburbs and creating a life with more space, more freedom, and more connection to nature.

From the moment you arrive, you can feel the calm.

Imagine summer afternoons catching up with friends, swimming in the creek, listening to the various wildlife relaxing by the creek, exploring beneath the trees, or simply sitting by the firepit while the sun disappears behind the hills. Down by the creek you'll also find three established mandarin trees — a small but beautiful reminder of the simple lifestyle this property offers.

There's room here to create something truly special.

Whether you envision a modern country homestead, a huge shed, veggie gardens, horses, outdoor entertaining areas, or simply enough room for the family to breathe and grow... this property gives you the freedom to build the lifestyle most people only talk about.

What makes this opportunity even more exciting is just how tightly held this pocket has become. Blocks with genuine lifestyle appeal, usable acreage, creek frontage and valley views are becoming incredibly difficult to secure — especially this close to town.

And once they're gone... they're usually gone for good.

Smaller blocks nearby, without the same natural features or creek access, have already attracted strong buyer interest, making this an increasingly rare opportunity for families, lifestyle buyers, or those wanting to secure land in one of the Scenic Rim's most desirable locations

0 BED | 0 BATH | 0 CAR

PRICE:
\$966,000

OPEN FOR INSPECTION:
N/A

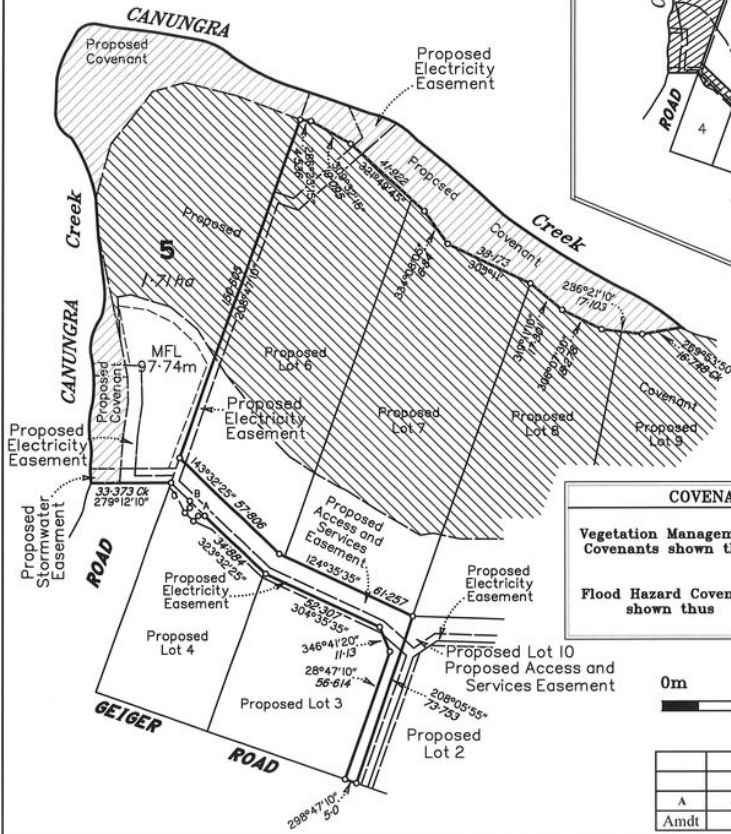
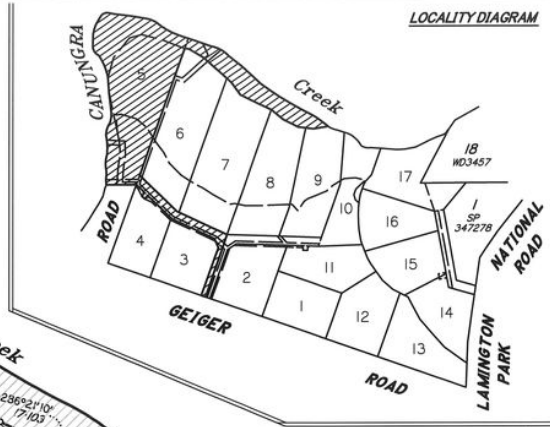


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NOTE:
MFL - The minimum habitable floor level (AHD) for a dwelling built on this allotment. Assumes no excavation carried out adjacent to the western boundary of the building envelope.

NOTE:
Fill to be compacted to AS 3798-2007 under Level One inspection and testing

LOCALITY DIAGRAM



LEGEND

- EXISTING CONTOURS
- - - FINISHED CONTOURS
- . - . DEPTH OF FILL CONTOURS
- BUILDING ENVELOPE
- COVENANT
- EASEMENT

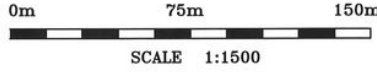
COVENANTS

Vegetation Management Covenants shown thus

Flood Hazard Covenant shown thus

SHORT LINE TABLE

BEARING	DISTANCE
A 278°32'25"	2-828
233°32'25"	3-0
323°32'25"	5-0
53°32'25"	3-0
8°32'25"	2-828
B 323°32'25"	10-98



Amdt	Revision Details	Date	Init
A	Add Stormwater Easements & Amend Electrical Easements	20/05/2025	BD

DISCLOSURE PLAN

For Proposed Lot 5 (SP347286)

The Acres Canungra (Stage 3)
GEIGER ROAD
CANUNGRA

Local Authority: SCENIC RIM R.C.

CLIENT: INDIGO GROUP

NOTES:
Areas and Dimensions are subject to plan registration.

Purchaser / Vendor Certification

Purchaser

Name: _____

Signature: _____

Date: _____

Vendor

Name: _____

Signature: _____

Date: _____

Witness

Name: _____

Signature: _____

Date: _____

AUTHORIZATION:

Timothy Kelly 20.5.2025
Timothy KELLY Date:
Cadastral Surveyor

DATE 20/05/2025 SURVEYED

SCALE 1:1500 DRAWN BD

MERIDIAN MGA Zone 56 CHECKED AD

LEVEL DATUM A.H.D.



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DRAWING NO: 4713-S3-DP5A SHEET 2 OF 2

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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