

12 Kanimbla Drive, Kanimbla, NSW 2790



Sold House

Friday, 20 October 2023

12 Kanimbla Drive, Kanimbla, NSW 2790

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 10 m2

Type: House



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\$1,160,000

Positioned only 27km from the nearest amenities at Lithgow, 32km to Katoomba or 84km to Bathurst, you will find this idyllic property that offers both a relaxed escape from bustling city life and an immediate opportunity to enjoy the produce off your own land with olive groves alongside nut and fruit tree orchards. Features Breakdown: • Olive groves, nut and fruit tree orchards (200+ trees); water irrigation tanks • Approx. 102,578m² /25 acres; fenced at front with two entrance gates • Running creek, continual spring water pond, additional work sheds & dam • Dual access road allowing opportunity for possible sub-division (STCA) • Double garage/machinery shed with 3m clearance; additional adjacent parking • Single level, well maintained Hardi plank 4 bedroom 2 bathroom cottage • Master bed with WIR & spacious shower ensuite; 3 further beds with BIWs • Main bathroom with bathtub and separate shower recess • Slow combustion wood burning fire in living; gas heating option • Combined country style kitchen & living opening out to sunny entertaining patio with river views • Internal laundry with practical 3rd WC & external access adjacent to front entry • Mains power, cylinder gas, rainwater tanks (1 x 30,000ltr & 1 x 5,000ltr) • Set back from view, this home enjoys absolute privacy submerged in native nature • Approx. 80m Coxs river frontage; easy access to local amenities and shops The property offers relaxing rolling hill views and immediate access to some of the Kanimbla Valley's most breathtaking walking trails. For those seeking a breath of fresh air, this is a rare opportunity to embrace those long held rural lifestyle dreams.