

**895 Caniaba Road, Caniaba, NSW 2480**



**Lifestyle For Sale**

Saturday, 16 December 2023

895 Caniaba Road, Caniaba, NSW 2480

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 6 m2**

**Type: Lifestyle**



Geoff Venn

0405760536

## By Negotiation

As you drive over the rise and capture your first glimpse of the home nestled privately amongst established gardens, you will realise you are in for something quite magical. This picture perfect lifestyle property offers 6 Hectares (15 lush acres approx ) within 20 minutes from Lismore and 15 minutes to Casino. The property is divided into 3 paddocks with troughs for livestock. There is plenty of water with stored rainwater plus a bore, old dairy bails, loading ramp and cattle yards. The creek easement also provides a backup if required for the livestock. Perfect for horses or a few head of cattle. The home offers three bedrooms plus study or fourth bedroom and is surrounded by beautiful established gardens. Extra wide verandah on three sides, high ceilings throughout with previously renovated kitchen and revitalised bathroom. The enclosed side verandah could be used for a kids play room, sitting room or the office. One of the many features of this home is the many windows which frame the lush green outlook from within. You will love sitting and relaxing on the north facing verandah. Perfect for all seasons and all occasions. Capture the breezes throughout summer, the warmth of the morning sun in the winter. The barn style shed has a workshop and plenty of scope for the handyman, with 3 phase power, an airconditioned loft, storeroom as well as a woodshed. The grounds around the home are picturesque and perfect for the kids to play and the open fire pit is perfect for when friends drop by on those winter evenings. There is also an opportunity STCA for dual occupancy with another fantastic home site as you drive in where the old farmhouse was originally positioned. If you are seeking that semi self-sufficient lifestyle then look no further. You have ample space for the fresh farm eggs as you free-range the chooks, fresh milk from your house cow and fresh veggies from the gardens. This property is ideal for those looking for that rural lifestyle with a family or those downsizing but not ready to make the transition to town. 895 Caniaba Road truly embodies the essence of country living. Bordering the adjoining dairy farm is simply delightful, with the cows often on your fence line. There are an array of views from various locations on the block. Both of the flats and the hills. You will not be disappointed with an inspection. For more information or an inspection please contact Geoff Venn E: [gvenn.lismore@ljhooker.com.au](mailto:gvenn.lismore@ljhooker.com.au), M: 0405 760 536