



39 Bolderrow Road, KANIGAN, QLD 4570

COUNTRY LIVING WITH SPACE, VIEWS AND WATER SECURITY

Set on a picturesque 11.2 acre parcel, 36 Bolderrow Road, Kanigan offers peaceful rural living with stunning views of Mount Kanigan and the space, privacy and versatility to enjoy the country lifestyle. Privately positioned and surrounded by natural beauty, the property provides plenty of room to enjoy the land as it is, while also offering space for additional improvements such as a larger shed or secondary dwelling if desired (STCA).

As you drive up the welcoming driveway you are greeted by an established selection of fruit trees including mangoes, bananas, mulberries and more, creating a relaxed and productive setting around the home. A powered 6m x 9m two-bay shed provides excellent space for vehicle, boat or machinery storage, or the perfect workshop, while a double carport attached to the home adds convenient covered parking.

Inside, the home offers a comfortable and practical layout beginning with a spacious open plan kitchen and dining area. The kitchen features a large oven along with ample bench and cupboard space, making it ideal for everyday living. The dining area is fitted with air conditioning and opens directly onto the rear deck where you can relax and take in the peaceful outlook over the property.

TYPE: For Sale

INTERNET ID: 72P16918

SALE DETAILS

Offers Over \$900,000

CONTACT DETAILS

Curra Country

Shop 1 Birdwood Drive
Gunalda, QLD
07 5484 6755

Tim Broadbent

0436 005 293

Further down the hallway is a separate living area filled with natural light, offering a welcoming space to unwind. The home features three generously sized bedrooms, with the first bedroom enjoying views over the deck and including a ceiling fan and built-in robe. Bedrooms two and three are both spacious with two windows in each room, allowing plenty of natural light, with one also including a built-in cupboard.

The bathroom includes a shower over bath along with a vanity offering great storage, while the toilet is positioned privately behind a dividing wall. Underneath the home is an enclosed multipurpose room ideal for storage, a home office or hobby space, along with an additional open undercover area for extra storage.

Around the home the house yard is separately fenced, while the remainder of the property is divided into multiple paddocks suitable for livestock or animals. The property also offers excellent water security with three dams, including one massive dam along with two additional dams servicing the land.

Conveniently located just 25 minutes to Gympie, 20 minutes to Maryborough, just over an hour to Rainbow Beach and approximately 2.5 hours to Brisbane, this property offers a fantastic opportunity to enjoy peaceful acreage living while still being within easy reach of nearby towns and coastal destinations.

Thinking this could be the one? Give Tim (0436 005 293) or Stella (0481 793 300) a call to check it out.

N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time.

DISCLAIMER:

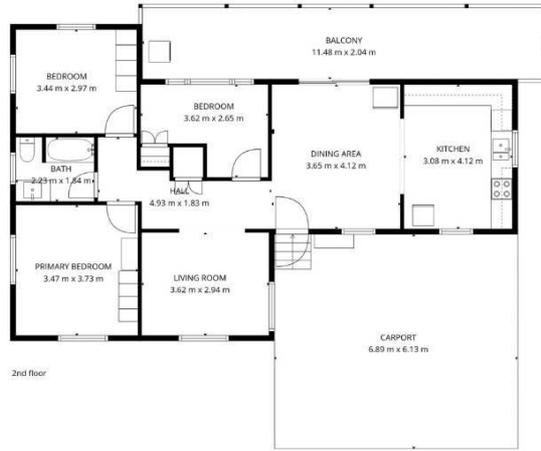
" Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".

- Land Area 11.2 acres
- Building Area: 86.90 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport

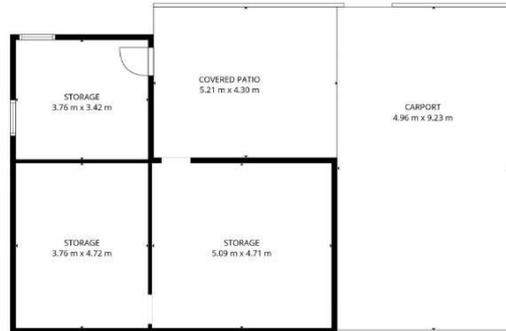








2nd floor



1st floor

TOTAL: 85 m2

1st floor: 0 m2, 2nd floor: 85 m2

EXCLUDED AREAS: STORAGE: 56 m2, CARPORT: 88 m2, COVERED PATIO: 22 m2, BALCONY: 23 m2, WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Curra Country