



1167 Princes Hwy, Kiah Via, Eden



## Living On The Rivers Edge

*This spectacular property enjoys almost a kilometre of river frontage on the beautiful Towamba (Kiah) River yet is situated only 2km from a general store supplying all your needs, just over 4km to Boydtown where you can make a water front boutique hotel with bar and restaurant your local or head into Eden on the highway less than 11km away.*

*As you approach the main home with a large covered balcony wrapping around three sides, beautifully manicured level lawns surrounding, nothing but the sound of birds, the view ahead of tall trees and the river below, you really do feel a world away from anywhere! This beautifully presented 3 bedroom plus study home is situated on a total of 23.03Ha and right on the Towamba River.*

*A very comfortable family home with high ceilings, generous bedrooms, the main with ensuite, open living with country kitchen and wood fire place leading to a separate large family room servicing 2 more bedrooms, main bathroom and a door that takes you to a big loft space that would be a perfect kids play area, extra storage or guest overflow.*

*A brand new 60m2 garage that includes a bathroom and separate storage room is close to the house while a brand new massive 300m2 shed plus older 80m2 shed both with 3 phase power are positioned in large level area away from the house.*

*Truly stunning campsites run along the river with power, water and toilet facilities in place. Easy access to the river for an assortment of watercraft with a ramp ready and able!*

*There is so much to appreciate on and around this property while also having the opportunity to earn a good income. The current owners operate a popular Kayak Tour business, the camping sites are constantly in demand and they currently have an agreement in place with a Tiny House on site that provides a weekly return. Exclusive access and use of river front crown land further extends the use of this amazing property for agriculture, diary or tourism.*

*Everything is ready for the next owners to come in and start living the life most only dream about.*

### Features Include:

- Single level 3 Bedroom plus study/4th bedroom Residence
- 23.03 River Front Hectares
- Over 120,000 litres of Tank Water
- Ready to Go Business opportunity
- Fire Wood heater
- Huge amount of storage facilities including 3 large sheds
- Fantastic under roof entertaining balcony
- Much Much More!!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price Price Guide of  
\$2,500,000

Property Type Residential

Property ID 462

Land Area 23.03 ha

### Agent Details

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### Office Details

Eden

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