



## 149 Jim McMahon Dr, KIAH Via Eden

### HIGH TIDE

With the divine Kiah Estuary on its North Eastern boundary, absolutely stunning 6 acre waterfront holding fully fenced and established including available power, easy access concrete drive, carport & lock up. Existing prepared house site and garage area offering superb views across the property to the sandy banks and gentle waters of the estuary and beyond to the native forest across the river. The extensive mature plantings include 50 olive trees, mixed fruit (20), 75 hazelnut & 40 walnut trees (black & fruiting) plus 40 enclosed grape vines. Lush fertile river flats (Kiah gold alluvial soil) divided into 2 paddocks including sheep yards. Amazing rural holding, where a sandy beach awaits at your front gate, swim, fish or just enjoy the spectacular natural amenity. Conveniently located just 12 mins from the Port of Eden and 3 mins from general store. **Must be the one and only.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

2 6.14 ac

<b>Price</b>	SOLD for \$495,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1467
<b>Office Area</b>	0
<b>Land Area</b>	6.14 ac

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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