



## 1167 Princes Highway, KIAH Via Eden

### RIVER OF DREAMS

Nestled on the banks of the sandy shores of the incomparable Kiah Estuary which winds its way to the famous waters of Twofold Bay, sublime 57 acre holding (41.5 freehold & 15 exclusive Crown Licence) which comprises a mixture of native woodland, diverse habitat wetland & Kiah gold river flats. Elevated with a bird's eye view of the natural splendor that surrounds, the generous 3 bedroom plus study homestead provides first class livability throughout with wide verandahs to enjoy the spellbinding views and the sweet river breezes, marvelous open living (raked ceilings & s/c heating) combining lounge & dining areas with a fully equipped timber bench topped country kitchen at the fulcrum. Huge second living/family, master br (ensuite), BIRs (each br), excellent main bathroom, a concealed loft with secret stairs and BTG solar system. The property provides fantastic shedding including 30m x10m, 3 roller door (1 open bay) garage/workshop, a 11x7m workshop (3 phase power) & 3 bay Colorbond 6x7m garage/office area with bathroom facilities. Previously utilised as an eco/kayak tour business which includes bookable camp sites (toilet facilities) & private boat ramp. Just 3 minutes drive from Kiah general store & beach and a lazy dozen minutes from all the facilities the township of Eden has to offer. **Swim on your own sandy beach, catch a bream for dinner or just be at one with nature and enjoy life – A natural wonder.**

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|----------------------|-------------|
| <b>Price</b>         | \$1,900,000 |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2016        |
| <b>Office Area</b>   | 0           |
| <b>Land Area</b>     | 57.00 ac    |

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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