

**144 Fredericks Rd, Caniaba, NSW 2480****\$1,450,000 - \$1,495,000**

Acreage 4 2 5



## Living the Lifestyle

Set on approx 20 picturesque park like acres and under 15 minutes to the Lismore CBD, this quality built and thoughtfully designed four-bedroom country home, offers a perfect blend of modern luxury and rural charm. Oh so stylish, the fit and finish, material selection and smart design ensure an easy living, family friendly, luxury home. The galley kitchen is well-appointed with stone benchtops, gas cooking, a built-in bar fridge, and a butler's pantry. Year-round comfort is ensured with reverse-cycle air conditioning, quality insulation, and a back-to-grid 13.5kW solar system delivering little to no power bills. Enjoy relaxed outdoor living from the covered alfresco area, along with a recessed fire pit, jetty over the dam and sweeping rural views. Inside, the home features natural stone elements including a stone-clad fireplace and freestanding stone bath, complemented by raked ceilings, plantation shutters, and a light-filled open-plan layout. A standout feature is the versatile 200m<sup>2</sup> approx shed with three-phase power, bathroom plumbing, three electric roller doors, side and rear access, and an insulated, strengthened ceiling suitable for a mezzanine level. Ideal for a workshop, business use, or potential granny flat or secondary dwelling (STCA). The fully fenced property includes five horse-safe paddocks with gravity-fed water, a horse stable, a 20m x 60m grass area flattened for potential horse arena, two 23,000-litre water tanks, NBN connectivity, and bitumen road frontage.

Conveniently located a short drive to Caniaba Public School and within walking distance to Gilchrist Oval, this is a rare opportunity to secure a high-quality rural lifestyle with exceptional versatility.

## Open for Inspection

Sat, 07 Feb 2026 - 10:45 AM to 11:30 AM

## Listed By



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Listing Number: 3519892