

# For Sale

42 Mount Canobolas Road CANOBOLAS



Land Size: 2 hectares

Residences: Main Approximately 405 sqm PLUS 3 additional residences and business premises

Discover Your Dream Lifestyle with a Tree Change

Are you ready for a complete tree change? This exceptional property at the foot of Mount Canobolas offers not only a stunning main residence but also a unique opportunity for multiple business ventures and generational living.

Property Overview:

Nestled in a serene rural setting, 42 Mount Canobolas Road features the well-regarded "Mountain Tea House" and the charming "Canobolas Mountain Cabins." This is your chance to step into a lifestyle that combines the tranquility of nature with the potential to design the business to suit your lifestyle.

Highlights:

1. Main Residence: Spanning approximately 405 sqm, this magnificent home boasts multiple living areas, 5 spacious bedrooms, and ample storage. Breathtaking views of the valley create an idyllic backdrop for your everyday life.
2. Canobolas Mountain Cabins: Scattered among beautiful eucalypts, the property includes an impressive log cabin that sleeps 13 PLUS two cozy cabins, each with 2 bedrooms, this setup offers excellent potential for rental income through tourism, retreats and events.
3. Mountain Tea House: Previously a favorite spot for locals and visitors alike, this cafe space is currently vacant, awaiting your vision. With a proven track record for delicious



**BENCHMARK**  
LIFESTYLE PROPERTY

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meals and drinks in a relaxed atmosphere, it could easily be revived or transformed into a cellar door to showcase local wines.

#### Location Benefits:

1. **Prime Position:** Located at the base of one of the Central West's most visited locations, the sealed road to Mount Canobolas provides access to spectacular 360° views and a welcoming picnic area.
2. **Thriving Community:** The nearby city of Orange attracts thousands of visitors each year, presenting a fantastic opportunity to capitalize on tourism through your cafe and cabins.
3. **Versatile Living Options:** This property is perfect for families, couples seeking a retreat; managed as a Reception Centre re weddings etc; or those wanting to create a wellbeing center. The spacious layout supports generational living, making it an ideal home for multiple families.

Come and inspect the possibilities today and grab your slice of the better life.

Land Area:	2 hectares
Bedrooms:	
Price:	\$2,500,000



