

283 ETTRICK ROAD HORSE STATION CREEK



FOR SALE

YOUR RURAL PARADISE AWAITS

This stunning 107-acre (43.42ha) property is a true gem for serious buyers seeking a change of lifestyle. Nestled in the serene countryside just 5 minutes from Kyogle, this lifestyle and grazing property offers the perfect blend of agricultural potential and peaceful living.

The land is perfect for grazing or regenerative farming practices, with established fencing, stock watering systems, and infrastructure to support your agricultural ambitions. The property has approximately 5 hectares of timbered country and the remainder is mostly basalt soils on the flats and lighter sandy soils on the ridges ideal for farming.

Currently a grazing enterprise, the land is divided into approximately 10 maintained paddocks, supporting sustainable grazing operations. With a network of laneways, modern steel yards with concrete flooring in the work areas create a safe and ideal system for livestock handling.

The property is well-served with water, featuring 5 stock troughs, 1 spring fed dam, 400m of creek frontage, and a bore with a 12 Meg irrigation license. Two 90,000-litre concrete tanks ensure ample water supply as well as approximately 60,000 litres of fresh water tanks.

The property includes an impressive 148m² shed with timber frames and high ceilings that includes living quarters with 2 bedrooms, a kitchen, bathroom and a large living area with air conditioning for summer and combustion heating to ensure cosy winter nights along with other comforts like broadband internet. There are 2 other sheds ideal for vehicle or general storage, or a workshop. For those interested in building their dream home, around 20,000 bricks are available to help you get started as the property has an existing council DA approval for a dwelling.

Imagine a life where the hustle and bustle of the city are replaced with the sight of gentle rolling hills, and the peace of country living. Whether it's taking a walk through your own bushland, relaxing in the outdoor entertainment area, or working from home surrounded by nature, this property offers endless possibilities for a fulfilling lifestyle.

For more information or to arrange an inspection, please contact David- 0428 322 517. Lifetime local to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Croker Realty cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor

2 BED | 1 BATH | 10 CAR

PRICE:
\$1,150,000

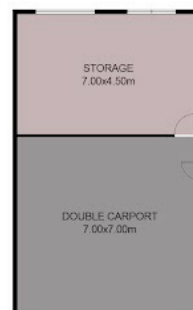
OPEN FOR INSPECTION:
N/A



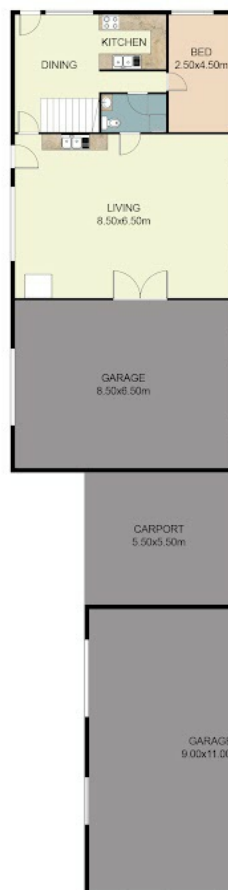
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SITE PLAN



DOUBLE GARAGE PLAN



MAIN FLOOR PLAN



LOFT PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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