



FOR SALE

RIVERFRONT AGRICULTURAL HOLDING WITHIN LISMORE CITY LIMITS

Uri Ross Property proudly presents 20 Charlton Avenue, South Lismore. Positioned within the Lismore city boundary, this exceptional 49-acre riverfront holding presents a rare opportunity to secure a highly productive rural property with extensive infrastructure and outstanding accessibility.

- Option 1 – Entire Farm 19.35Ha - \$1,499,000
- Option 2 – House & approx. 4.29Ha - \$1,200,000 Lot 1
- Option 3 – Vacant land with sheds on approx. 15.06Ha - \$429,000 Lot 2

The land is defined by fertile alluvial soils and has been thoughtfully managed for agricultural performance. Divided into ten well-fenced paddocks, the property features direct river frontage with electric fencing along the riverbank. Established pastures of Rhodes grass and kikuyu, along with proven suitability for lucerne hay production, support a carrying capacity of approximately forty head of cattle year-round. Water security is a significant asset, with town water supplying eleven troughs across the property, complemented by a valuable 21 megalitre irrigation licence.

Improvements are substantial and functional. The residence is a quality, master-built home completed approximately eight years ago, designed with flexibility in mind and offering dual-key potential suitable for extended family living or supplementary income. Sustainable features include a 6.5kW solar power system and a 5,000-gallon rainwater tank with a pressure pump. Vehicle accommodation and workspace are well catered for with a four-bay garage and adjoining workshop.

Agricultural infrastructure further enhances the property's versatility, including a powered dairy building adaptable to a range of uses, six stables suitable for equestrian or livestock purposes, and a large hay storage facility. A constructed flood mound provides livestock protection, with no stock losses recorded during the 2022 flood event.

The owner is also offering the option to purchase a separate 17-hectare parcel which includes the original dairy building, stables, stockyards and the irrigation licence. While this parcel does not carry a residential building entitlement, it presents an excellent opportunity for cattle

4 BED | 2 BATH | 8 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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