



272 Gorge Creek Road, Kyogle



## "BIG BLUFF" STUNNING RURAL PROPERTY

"Big Bluff" named after the views of the bluff from the entire property is a property of stunning beauty. The country is as soft as butter with natural water and expansive views greeting you from all angles. Originally a dairy farm, it is now one of the most productive small farms in the area with the 161 acres comfortably carrying 80 cows and calves. The property sits at the end of the road with only 2 other properties. The village of Grevillia is around 20 minutes north of Kyogle and an easy couple of hours to Brisbane CBD. The original 4 bedroom homestead has been renovated and is complimented with wide verandas and decks allowing the outside in through bifold doors & large sliding doors off all the bedrooms. The spacious country kitchen has huge space with a nearly endless island bench. The main bedroom has an ensuite, with the other 3 bedrooms being serviced by a main bathroom, however there is another bathroom and shower in the mud room. There is a formal lounge, separate office and a large storage room which is a converted garage. The veranda is also joined by a walkway to the 2-bedroom cottage which has been used as the family and friends have grown to allow separate spaces. Away from the homestead sits a very smart 2-bedroom managers quarters with a massive deck. The quarters present as new. Other features include- The Bull Bar, which is the centre of a great entertainment space. A rustic bar and table for around 20

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<b>Price</b>	SOLD for \$1,400,000
<b>Property Type</b>	Residential
<b>Property ID</b>	604
<b>Land Area</b>	161.00 ac

### Agent Details

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on one side and a games room opening onto the kids play area. The bar has cafe style roll down blinds on 3 sides and can be open to allow the fireplace to appear inside. There are several other older buildings that have been renovated such as haysheds and the dairy. There is a very large machinery shed which will be more than big enough for any toys and machinery. If it is not big enough there is always the 5 bay lock up shed with double high clearance skillions. There is a workshop and a Bunnings lock up. The entire area is bounded by manicured lawns and easy care gardens. Country Big Bluff is soft creek flats leading to scrub soil plateaus. Kikuyu is the dominate grass with white clover on the creek flats. The country is easily maintained and has a solid fertilizer history. Although the property has extensive frontage to George Creek, the property also has 2 bores, 3 large dams - equipped with solar pumps and 5000 gallon header tanks which feedback to round concrete troughs throughout the property. Fencing and yards are as new -all steel yards with a 5 way draft, vet crush and covered concreted race. The yards have full access to power, water and internet. The yards are reached through a central laneway to which all paddocks feed. All fencing is 5 barb in good order. Big Bluff represents one of those few times a good property comes to the market with a genuine requirement to sell.

The purchaser will also have the opportunity to purchase all Angus and Brangus cows and calves and an extensive list of plant.

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