



40 Olympian Rd, Kyogle



## "WYNEDEN VALLEY"

**IF IT IS ALL ABOUT WATER SECURITY THAN "WYNEDEN VALLEY"** which is situated less than 15 minutes drive from Kyogle would have to be one of best watered properties in the district. This hidden valley extends itself from Eden Creek into the Richmond Valley and has an area of approx. 285 acres running 70 breeders.

The property features some of the best water in the area with some magnificent spring fed dams as well as frontage to Eden Creek plus ample rainwater storage tanks.

Improvements include a 3 bedroom two storey home with the main bedroom having its own en-suite as well as the guest quarters. There is a massive storage area under the house as well as a 3 bay steel shed. These are surrounded by gardens and manicured lawns. The stockyards could handle well over 100 cows and calves and there is a large enclosed weaning pen and a round yard for training horses. There is a separate self contained shed which is rented out for extra income.

The rustic "Man Shed" is located next to a massive dam which has a flying fox, jetty and a pizza oven there for entertaining the kids and guest.

The land runs from creek flats through to clean undulating basalt valley's,

3 2 4 285.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	715
<b>Land Area</b>	285.00 ac

### Agent Details

Mike Smith - 0413 300 680  
Lance Butt - 0455 589 932

### Office Details

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90 Summerland Way Kyogle NSW  
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**REAL ESTATE**

rolling hills and ridges and the fences are all in very good condition.

This property is really worth an inspection, the water is magnificent and the cattle are available and terms are available.

For an exclusive inspection please contact Mike Smith on 0413 300 680

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