

Sold



979 Afterlee Rd, Kyogle



## EDEN CREEK

**"Eden Creek"** has been a well-known horse and cattle breeding property for many years producing some of the most sort after Arabian horses in Australia and abroad. In Recent times the property has received a serious make over. The improvements are very impressive, with a recently renovated 3-bedroom homestead sitting on an elevated and reasonably flat block of land which takes in the views of the farm and surrounding mountain ranges.

The quality home has many features including polished hardwood flooring, silky oak feature walls, an en-suite and walk in robe in the main bedroom, 2 air conditioning units and fans, a combustion wood heater which warms all the house, a new modern kitchen & family room with views, dining room, lounge room, double garage, 2 outdoor sitting areas and all this is surrounded by beautiful gardens, hedges, scrubs, leopard trees, boabs, stag horns plus much more for the garden enthusiast.

Other improvements include a new one-bedroom granny flat with a kitchen, laundry and bathroom. There is heaps of sheds including which include a tac room, storage areas for farm implements, workshop, a large open machinery shed, brand new fully equipped stockyards with a cut out arena. The impressive list of improvements doesn't end there, a brand new

3 2 2 200.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1150
<b>Land Area</b>	200.00 ac

### Agent Details

Lance Butt - 0455 589 932

### Office Details

Kyogle  
90 Summerland Way Kyogle NSW  
2474 Australia  
02 6632 1077



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massive 16 Kw solar power system to power the homes along with a new solar water pumping system that pumps water from Eden Creek to an elevated header tank above the house.

The crystal-clear waters of Eden Creek make up one of the boundaries and there are heaps of areas that could be used for swimming, fishing and camping. There's also a secluded 2-acre plot perfect for growing your own veggies right next to the creek. The property is located only 13kms from Kyogle and approx. 15 minutes to Toonumbar Dam.

The land is gentle undulating and there is plenty of stock water in every paddock plus water troughs in all the paddocks. The land is also horse friendly and easy to get around so if you want quality improvements, 200 acres of easily managed country, an abundance of water, a maintenance free house with views, heaps of outbuildings, extra living quarters and only 12 minutes out of Kyogle's CBD then contact us for an immediate inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*