

Sold



172 Smiths Creek Rd, Kyogle



"LIFESTYLE FARMING AT ITS BEST"

Pack your bags and head to Kyogle where this perfect, picturesque 67 acre property awaits your arrival. The property is situated at Smiths Creek less than 20 minutes from Kyogle and on the way to Toonumbar Dam.

Once turning right onto the Smith's Creek Road the property known as "Rogan's Hill" is only a bit over a km up the road and offers potential owners are very peaceful and relaxing environment.

Nestled among large red gum trees and on a near flat ridge is a beautiful home which comprises of 4 spacious bedrooms, a large recently renovated open plan kitchen and dining area, a separate lounge with a fire place for the mild winters we have and large windows to allow the room to breathe on a hot summers day.

A timber verandah along the front of the home gives you panoramic views of the valley, which are stunning. Entertaining is made easy with a huge covered outdoor area at the rear of the home that is contoured with a beautifully decorative Bluestone wall that wraps around it. The house is also attached to a 2 car garage giving you undercover access from the car to the house.

The farm comprises of 10 paddocks for the rotational grazing of livestock, all the fencing is timber framed and is 5 barbed wires all in impeccable condition being maintained by a local contractor. The paddocks are watered

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Price	SOLD
Property Type	Residential
Property ID	1235
Land Area	27.17 ha

Agent Details

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by troughs that are reticulated from a large dam that is fed by 3 separate springs. So each paddock has a trough or a dam or the creek for water. All of the country has been cleaned of weed and has been sowed with improved pasture species including Rhodes, Seteria and Shaw's Creeping Vigna. The land is suitable for any type of livestock.

Other improvements include a solid set of cattle yards, complete with a vet crush and a trough. A 26 x 20 metre horse training arena that is enclosed in belting and has a sand base to reduce animal injury and soreness. There are three other sheds that could be used for machinery/hay storage and a workshop plus dog kennels and a aviary.

Everything is done! And we haven't showed you the best part, "Smith's Creek", the property boasts the best swimming hole on it. The creek paddock is gorgeous and contains a bend in the creek that runs from rapids through to two deep holes and back to rapids. On its side the start of a bush kitchen camping area with the frame standing and awaiting your personal touches. This area is so picturesque it could easily be used to host a bush wedding.

A beautifully presented, perfectly developed property that boasts exceptional natural beauty. Call Lance today on 0455589932 as this one won't last!

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