



1139 Old Dyraaba Road, Casino



"SWANDALE" - 385 ACRE PROPERTY

"SWANDALE" - 385 Acres of natural beauty and one of the best lifestyle properties ever to be listed with improvements second to none.

The property is a combination of lifestyle, cattle grazing, hay production country with the big winner in the last few years being the Swandale's canine business which has produced around \$400,000 pa in recent years.

The country is suitable for cattle and horse breeding with areas suitable for sheep, goats, dogs and chocks or any other type of animal breeding. The aviary is also state of the art.

Starting with the homestead, which has been fully renovated into a 4-bedroom, 2-bathroom home with a massive open plan living area with high ceilings and a modern kitchen with an island breakfast bench and all the top of the range products installed. The beach flooring in the living and kitchen area are a real feature of the house.

Other features include air-conditioning, a large wood heater for the winter months, ceiling fans, french doors, drop lights, wardrobes in 3 rooms and a walk around wardrobe in the main bedroom, large timber framed windows to let the light shine and breeze go through the house and a laundry with a long hardwood bench.

 4  2

| | |
|----------------------|-------------|
| Price | \$2,350,000 |
| Property Type | Residential |
| Property ID | 1326 |
| Land Area | 385.00 ac |

Agent Details

Mike Smith - 0413 300 680

Lance Butt - 0455 589 932

Office Details

Kyogle

90 Summerland Way Kyogle NSW

2474 Australia

02 6632 1077



REAL ESTATE

Outside the homestead is just as stunning, with wide timber covered verandah's taking in the farm views and looking out over the pool and entertaining areas which features a massive pizza oven and a pool deck to lay back and relax.

As you move around the house area, you walk amongst over 100 Fruit trees and easily managed vegetable gardens as well native shade trees but the improvements just don't stop with the amazing 3 bay garage, the stunning bird aviary, the 5 star dog accommodation and the chickens & chooks don't miss out either. There are two beehives which keeps the gardens and trees pollinated all year round.

The list of improvements is endless and include a full set of stockyards, two machinery sheds, one which has a cool room and smoker plus a converted dairy used for storage and dog pens.

The land is versatile and is subdivided into seven paddocks with excellent fencing throughout the whole property.

The watering system is a feature also and includes two solar pumps located on two of the spring fed lagoons. All this water is pumped to tanks which make an endless supply of water for the gardens, trees, plants and lawns, dog pens etc. There are 7 water storage tanks in total as well as Dyraaba Creek frontage.

"Swandale" is situated only 15 minutes from Casino and around an hours' drive to Evans Head.

The property is presented for sale in immaculate condition, without a stone out of place and all the improvements have been completed by a master builder.

The house and outbuildings can all be run off grid, as the property has its own solar battery system and electricity connected.

"Swandale" gives any new owner the opportunity to live on one of the most attractive rural lifestyle properties listed on the north coast.

It has the ability to run 80 head of cattle, make an excellent income from dog breeding, horses, lambs, goats and supply eggs and vegetables to local markets and restaurants, the potential is endless. A council approved DA for a second dwelling is in place, so more income potential there as well i.e. B & B and Farmstay's.

To view this quality listing, please contact Lance Butt on 0405 589 932 or Mike Smith 0413 300 680

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.