



1233 Collins Creek Road, Kyogle



"WHISPERING GUMS" \$1,170,000 WIWO

A rare opportunity to buy one of the best properties in the district.

Whispering Gums features a beautiful homestead and property that is both productive and picturesque. Located in Collins Creek, a short 12km drive to Kyogle on sealed roads, you will fall in love with this unique property. **The property is being sold as a 'Walk On - Walk Off' going concern with cattle, machinery and all equipment to run a successful commercial cattle enterprise included in the sale.**

Offers will also be considered if the house and property only wished to be purchased.

The locally constructed Brosnan home is beautifully finished and maintained with ironbark timber floors, cedar french doors that open on to a large verandah which wraps around three sides of the house. The three spacious bedrooms all contain built-in wardrobes and ceiling fans, with an en-suite in the master bedroom and split system reverse cycle air conditioning in the second bedroom. The fabulous kitchen features new cooking appliances and dishwasher to host unforgettable dinner parties on the adjoining large living/dining area. A second large split air conditioning system services the kitchen, dining, lounge, study and living rooms for the warmer months. There is a wood heater in the living room that warms the whole house in

3 2 3 41.13 ha

Price	SOLD for \$1,010,000
Property Type	Residential
Property ID	678
Land Area	41.13 ha

Agent Details

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winter and makes for cosy nights by the fire. A 1.5Kva solar panel system contributes to the sustainability of the home in terms of energy use. A 25,000 litre rain water tank and 45 inches of annual rainfall ensures you will have ample water for domestic use.

Other features includes a separate study and laundry that contains a shower that is farm functional and includes outside access to the toilet. A large carport that comfortably houses 2 4WD vehicles is located at the rear of the house, ensuring that you are covered when arriving or departing from the premises. A separate granny flat that could easily have a bathroom/toilet added for guest accommodation or Air BnB rental.

The house is surrounded by 2.5 acres of magnificent garden that enjoys abundant bird life all year round. Relaxing on the front verandah, you view the majestic Border Ranges National Park and looking to the west is the ridgeline known as 'The Helmet' that offers protection from westerly winds and the afternoon sun in summer.

This 102 acre fertile property has approx. 800m frontage to Fawcett's Creek with a 3 mega litre irrigation licence to allow for pasture cropping. The carrying capacity is estimated between 50-60 breeders, subject to seasonal conditions. There are 11 paddocks, excluding the irrigation and hay baling paddocks. This allows for great rotational grazing and production of winter rye and hay for baling, and storage in the large hay shed. In addition to the irrigation water licence from the creek, there is also a bore located near the house which provides outdoor watering for stock troughs, gardening and toilets. A spring fed dam also contributes to supply of fresh water to cattle troughs. There are a good set of timber yards, with a long race and metal crush that adjoin the dairy, with off road, all weather loading access.

There are a number of sheds on the property to make it a well-established commercial cattle farm, they include:

- Small colour bond 6 x6m, 2 bay machinery shed near the house for small plant and equipment.
- Second steel/metal 10m x6m, 3 bay machinery shed (with concrete floor) houses the tractor and implements.
- Hay shed 10m x 8m and high roof with a total storage capacity of approx. 90 round bales.

- Old piggery and dairy storage areas.

This property shouldn't be missed as you won't be disappointed.

**A FULL LIST OF PLANT, MACHINERY, LIVESTOCK AND SUNDRIES CAN
BE VIEWED ON [KYOGLE.COM](https://www.kyogle.com)**

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