



248 Smiths Creek Road, Kyogle



## "Done to Perfection"

This 100-acre completely **"off the grid"** property is located only 20 minutes from Kyogle and offers families or retirees the privacy and fauna & flora that everyone dreams about. The house is surrounded by manicured lawns and gardens and many varieties of fruit & citrus trees have been planted over the property.

Improvements are all maintenance free and constructed of steel and colour bond. The main residence has 2 spacious bedrooms, a massive open plan lounge room with a combustion heater and access to an air con unit, a large modern bathroom with slate floors and walls, a very modern kitchen with an island bench, gas stove, dining room and house is fully insulated.

Out the front of the house there is wide covered verandah plus a sail and out the back there is a spacious covered entertaining and BBQ area. Other improvements include a 3 bay 9m x 7m colour bond lockup garage and workshop with an adjoining 9m x 4m guest quarters or granny flat with a

*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.*

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<b>Price</b>	\$770,000
<b>Property Type</b>	Residential
<b>Property ID</b>	753
<b>Land Area</b>	100.00 ac

### Agent Details

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### Office Details

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