

Sold

Kyogle REAL ESTATE

1264 Lynch's Creek Road, Kyogle



A RARE GEM

Nestled at the foothills of the **World Heritage listed Border Ranges National Park** in the Northern Rivers region of NSW, this 147.87 acre property is in the heartland of the Rainbow Region and one of the most popular destinations for people genuinely interested in achieving a sustainable lifestyle. **Lynches Creek** encompasses the tranquil waters that cascade from ancient forests of the Border Ranges and share clean air, high rainfall and fertile soils that have developed from Mount Warnings caldera basin.

A **"RARE GEM"** offering seclusion, privacy, magnificent views, abundant water supply including long permanent creek frontage and internal spring system, dwelling, American style barn and stock yards.

The exquisite homestead has been tastefully renovated (with no expense spared) capturing modern earthy tones, and open plan living.

Features of the dwelling include 3 bedrooms with the main offering a majestic en-suite and walk in wardrobe, warm open plan kitchen/dining/lounge area with raked ceilings and hardwood floors, slow combustion fireplace, large bathroom with sunken bath/spa and shower overlooking distant ranges through bay windows and two sided

3 2 148.00 ac

Price SOLD for \$825,000

Property Type Residential

Property ID 844

Land Area 148.00 ac

Agent Details

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Lance Butt - 0455 589 932

Office Details

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verandah/deck.

The kitchen must be seen to be appreciated with ultra modern appliances including a commercial gas cook top and gas oven, Scandia fuel stove that is connected to the solar hot water system, solid granite bench tops, dual dishwasher, walk in pantry, and loads of storage space.

The house has a solar hot water system with 20 panels 4.2kw power system which feeds back into the grid.

The American style barn is constructed from hardwood timber and iron roof, and features an upstairs loft and concrete flooring, with additional work areas. Attached to the barn is a set of steel cattle yards with loading ramp.

There is also another area that would be perfect for an art studio.

Fronting Lynches Creek, the property has a magnificent swimming hole and picturesque rapids lined with native hardwood full of stag and elk horns, while there is also a large spring fed dam ideal for fishing, and additional spring fed water from the back of the property. This spring feeds everything on the property including the home, studio and sheds.

There is a **15 unit / meg irrigation license** on the property and it would be perfect for the market gardener.

The property has an abundance of fruit trees including Pecans, Macadamias, Mulberry, Lemons, and Mangoes, and is approximately 75% vegetated with regrowth native forest. Typical vegetation includes white mahogany, grey gum, grey iron bark, tallow wood, flooded gum, turpentine, and forest oak.

The property is fenced with standard post and barb wire fencing and currently runs approximately 30 breeders. just down from the house there is a large dog and sheep proof paddock with plenty of shade.

The property is located just off the Lions Road approx 20 minutes North from Kyogle, 130 kms from Brisbane

& only 100kms from the Gold Coast.

Inspections are by appointment only by contact Mike Smith 0413 300 680 or Lance Butt 0455 589 932.

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