







"PETER PAN" - GHINNI GHI 332 ACRES

"Peter Pan" is situated approx. 25 minutes west of Kyogle in the picturesque Ghinni Ghi Valley and is on two titles totalling 134.29 Hectares of land.

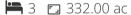
Improvements include a fully renovated 3 bedrooms home surrounded by wide covered verandah's and gardens with a timber and rail fence entry.

Inside the house which has timber hardwood flooring with rosewood and red gum features throughout. There is a spacious country kitchen made from Tasmanian Blackwood, the kitchen has a large gas stove with electric oven & a large pantry. The house also includes a dining area, open lounge area with air-con in all rooms and combustion wood heater, 3 spacious bedrooms with the main having an en-suite, separate bathroom & toilet.

The house also has 12 Solar Panels going into the grid and solar hot water system. The house has the latest NBN Satellite broadband connected and has Fox TV connected as well as an amplified aerial for free to air TV.

Other improvements include a 3 Bay $10M \times 9M$ Steel LU Garage, $10M \times 21M$ Steel Machinery Shed and Workshop one with water and both with power, Fully Equipped Set of Steel Stockyards with a vet crush and steel loading ramp.

There are small areas at the front of the property suitable for small crops



Price SOLD
Property Type Residential
Property ID 960
Land Area 332 00 ac

Agent Details

Mike Smith - 0413 300 680

Office Details

Kyogle 90 Summerland Way Kyogle NSW 2474 Australia 02 6632 1077



and then the land rises up to undulating low hills and plateaus used grazing, then running back into some heavily timbered hills and ridges with Peter Finn creek being the back boundary.

There are large quantities of Spotted Gum, Tallowwoods, Stringy Bark, Grey Gum and Iron Bark suitable for harvesting.

The soils range from fertile composted scrub soils to a variety of basalt soils.

Water on the property includes Peter Finn creek at the rear, $3 \times 22,500L$ Rainwater Storage Tanks and a legal easement through to Iron Pot Creek for domestic and stock if needed. All cattle troughs are fed from the large elevated dam providing high pressure across the property for gardens and lawns plus the many established fruit trees around the house area.

The property would run 50 to 60 breeders with the added opportunity to harvest some timber through applying for NVP & PFP for extra income.

Situated only minutes from Toonumbar Dam and a short drive back into Kyogle this property offers just so much, there is also a magnificent building site for a second home with power already there.

For an inspection please contact Mike Smith on 0413300680

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