

Kyogle REAL ESTATE



210 ACRES – 2 HOMES

“WOORA”
PRICE \$1,600,000



"WOORA" consists of 210 acres with over one kilometre of Eden Creek Frontage. Improvements include 2 excellent homes, a new 18m x 9m steel lock up machinery shed with power connected, old dairy building and stockyards.

The main homestead has been recently renovated and includes a covered front verandah, 3 bedrooms, lounge room, laundry, bathrooms and a cosy kitchen with a gas stove plus a sleep out used as an office. There are ceiling fans, air conditioning and a combustion heater for the winter months. Next to the homestead a 2-door garage with a large carport for another 2 vehicles.

The second home is a very comfortable 4-bedroom home with a double garage, tiled floor, modern kitchen, combustion heater, ceiling fans, front and rear covered veranda's etc., which is being rented for \$300 per week.

The land would have to be one of the best-balanced properties around with large areas of creek flats and gentle rolling basalts hills that you can drive all over. The property is watered by dams, Eden Creek and a solar pump, pumping to a header tank which gravity feeds back to 4 water troughs. There is a fully equipped bore located near the house and this used for watering gardens etc.

The property has a 60-acre separate title which does have another building entitlement. Improvements on this lot include an old piggery building, feed shed and silo. The Lot does have Eden Creek frontage also and power available.

"Woorra" has much too offer and comfortably runs 70/80 Cows and Calves all year round. The owner has recently destocked most of the property making sure the next owner is assured of good winter feed. Grasses include Kikuyu, Paspalum, Clovers and natural grasses.

"Woorra" is located only 10 minutes' drive from Kyogle and is delight to inspect.

For an inspection please contact Mike Smith 0413 300 680 or Lance Butt 0455 589932









