



EDEN CREEK PROPERTY

67 ACRES

PRICE: \$750,000

LANCE 0455 589 932

This Eden Creek beauty has 67 acres of easily managed country, located only 12 minutes from Kyogle on a sealed road. The homestead is as new and has many features including polished hardwood flooring, a massive open plan living area, a modern kitchen with a gas stove and dishwasher. There are two bedrooms with the main bedroom having its own ensuite, plus a separate bathroom, and an office to complete the picture. Another feature is the wide timber veranda's that surround most of the house which give you uninterrupted views over the large dam and across towards the creek flats and the distant mountain ranges.

Other improvements include a 2-bedroom studio apartment with bathroom and a spacious living area which opens onto the veranda to enjoy the views. Plus a 6M x 6M machinery shed with a skillion roof on either side which provides adequate storage for a property of this size.

This property is totally off grid and has a 7.5 kW solar system with batteries and a backup generator, all modern conveniences are catered for with a mobile telephone reception, internet and television all connected. Wood heaters, ceiling fans and air conditioners ensure your comfort throughout all the seasons.

Water is a definite feature of this property, with Cob-O-Corn Creek running through the farm, plus a large spring fed dam, two bores and a 55,000 Litre rainwater storage tank.

The 67-acres is 50% arable and has rich alluvial creek flats on either side of the creek suitable for cropping or growing pasture. It then gently lifts to soft basalt ridges that have been planted with native hardwood timbers, including iron bark, tallowwood and lemon scented gum which provides a koala highway through the property. The timber has been planted so that it doesn't adversely affect the grazing potential of the paddocks and gives the house and studio plenty of privacy. The property has been carrying 30 head of cattle and is fenced into 3 main grazing paddocks with all fences in excellent condition.

If you are looking for a property with all the hard work done, this one has your name on it.

For an inspection please contact Lance on 0455 589 932











