



# “COLLIN’S VALLEY”

202 ACRES

PRICE: \$1,390,000

# ““COLLINS VALLEY””

This would have to be the most picturesque property on the market in the Kyogle area. With its long frontage to the crystal clear waters of Collins Creek, to its frost free plateaus the panoramic views are sensational.

Improvements are all in good condition and include a 3 bedroom timber home with a Tassie Oak kitchen, open plan living area with a wood heater, covered entertaining area, 2 bay steel lockup garage with a skillion on the side, 3 bay machinery shed with a workshop, dairy building used for storage and a set of fully equipped stockyards. On top of hill there is a partly completed cabin to take in the spectacular views of the Border Ranges National Parks.

The land runs from creek flats to pasture improved ridges and plateaus which can run up to 70 breeders on the 203 acres of land.

Water is a feature on this property, with a long frontage to Collins Creek which boast many fishing and swimming holes, to spring water and rainwater storage tanks. All the water troughs are gravity fed by a spring.

The property is situated only 19kms from Kyogle and there is a country school only 2.5kms away. This property will not last on the market, so for an inspection contact Mike Smith 0413 300 680 or Lance Butt 0455 589 932























