











## "EDENVILLE GEM" - 92 ACRES

- This highly productive 92.47 acres is situated between Kyogle & Casino in a quiet location and has outstanding views of the distant mountains and the Richmond Valley.
- Improvements include a renovated timber homestead with close to 360 degrees views, stockyards, dairy building and piggery buildings.
- The house has 3 bedrooms, an office, 2 bathrooms, a massive open plan living area with high ceilings, a combustion heater, ceiling fans, sunroom, modern kitchen with all the modern conveniences. Outside there is a private covered entertaining / BBQ area and a large 5 bay steel lock up garage.
- Once you enter this property and see the front of the house with beautiful scrubs, trees and lawns on both sides of the driveway you certainly know you are in for a treat.
- The land is gentle undulating, mostly pasture improved and subdivided into several paddocks. The land is watered by a spring fed creek which has a pressure pump, pumping to several water troughs and the house. There are rainwater storage tanks at the house.
- If you are wanting to down scale and semi retire plus run 30 or 40 commercial or stud cattle, then this is the property that should have your name on it.
- Quality properties such as the one, don't come on the market very often and especially in this location.
- For an inspection please contact Mike Smith 0413 300 680 or Lance Butt 0455 589 932