

“LEMONGROVE”



545 ACRES ON THE NORTH COAST OF NSW - PRICE \$2,850,000

545 ACRES WITH HIGH INCOME POTENTIAL & 2 DWELLINGS & A AIRSTRIP

“Lemongrove” is a beautifully presented rural holding just minutes out of Casino with all the infrastructure poised on a low ridge overlooking most of the creek lined property.

Improvements include 2 very well-built homes built in the 90's. The principal residence is a custom-made spacious Colonial Style Brick Home with wide wrap around verandas from which you can see the entire property North to South.

The Homestead has been beautifully maintained and has 3-bedrooms, ensuite and bathroom, high ceilings, ducted air conditioning, modern solid timber kitchen, Cathedral ceilings, full length timber French doors and tiled flooring throughout. Outside there is an entertaining area and a 11m in-ground pool.

The 2nd residence is a modern weatherboard home with two bedrooms, comprising tiled flooring throughout, fully air conditioned and in mint condition. This residence is functioning as an AIR BnB providing approximately \$20k p.a. as additional farm income to the property or could be used for a managers cottage. The farms office is also connected to this residence.

Other improvements include 2 large fully enclosed machinery sheds with power and water all connected.

The residential and machinery sheds and lawns and gardens are enclosed within two hectares and close by are the stock yards fully equipped with Race, Crush and Weighing Scales and calf pens with race and cradle plus 2 holding paddocks.

The "Lemongrove" entrance driveway which is opposite the Leeville Hall, can also be used as a 1,000m Airstrip for private use or local aerial fertilizing.

To purchase "Lemongrove" is to purchase a property that has so much potential to earn high income through hay production, cropping and livestock but still live so close to the North Coast beaches.

- **NOTE: The property is owned by a company and purchased back in 1981 which was Pre-Capital Gains, so there are many ways to purchase this property and enjoy a taxation break which will be explained to all potential buyers**

Potential buyers can inspect this unique property by contacting the selling agents Mike Smith on 0413 300 680 or Lance Butt 0455 589 932















LOT 26 DP833521 & LOT 2 DP625431



