



“LIVING OFF THE GRID”

100 ACRES OF PRIVACY 20 MINUTES FROM KYOGLE PRICE: \$770,000

"Done to Perfection"

This 100-acre completely **"off the grid"** property is located only 20 minutes from Kyogle and offers families or retirees the privacy and fauna & flora that everyone dreams about. The house is surrounded by manicured lawns and gardens and many varieties of fruit & citrus trees have been planted over the property.

Improvements are all maintenance free and constructed of steel and colour bond. The main residence has 2 spacious bedrooms, a massive open plan lounge room with a combustion heater and access to an air con unit, a large modern bathroom with slate floors and walls, a very modern kitchen with an island bench, gas stove, dining room and house is fully insulated.

Out the front of the house there is wide covered verandah plus a sail and out the back there is a spacious covered entertaining and BBQ area. Other improvements include a 3 bay 9m x 7m colour bond lockup garage and workshop with an adjoining 9m x 4m guest quarters or granny flat with a toilet, a 3.5m x 3.5m Garden Shed, 5m x 3m Carport ideal to house a tractor plus the backup generator, covered garden and large chicken run which has its own remote doors.

The gardens are beautiful and there plenty of areas where you can just chill out and read a nice book in the shade of the trees surrounding the property or go for a bush walk on some of the tracks.

The property has heaps of water storage tanks, 5 in total plus a spring fed dam and spring seasonal gullies and a bore site if needed.

Other features include NBN, Telstra Booster for mobile service and a land line, 22 solar panels charging the batteries which has been recently updated, solar hot water system, generator, ceiling fans, air con and blinds on the front awning, plus much more.

This Smith's Creek property offers you the opportunity to become self-sufficient, be totally off the grid and guarantees you that perfect lifestyle where you can enjoy life and nature.

Features are plentiful and this property is a delight to inspect, so if you want to get away from it, live off the grid as the owners have with their family throughout Covid, become self-sufficient and run your business from home, then this property does seem to have it all.

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