



Kyogle REAL ESTATE

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“MOCKHARRA”



If you are looking for something incredibly special, that has a beautiful home, manicured gardens, outstanding sheds, stock yards, double frontage to Horse Station Creek, privacy, remote gate access and situated on approx. 100 acres of gentle sloping land, located minutes from Kyogle, then make an appointment to view this property.

The home itself has so many features including a one inch Black Butt flooring, 8'10" ceilings, large living and dining room, spacious lounge room, 3 bedrooms and a fourth bedroom that could be used as an office. The main bedroom has a spacious walk-in robe and an en-suite. Other features include a large kitchen with an island bench, fans and air con, laundry, bathroom and toilet plus a 3 car garage. The house has a solar hot water and a 2.2kw system with a new inverter and plenty of rainwater storage tanks.

The views from the 3m wide covered verandah's which is perfect for entertaining family and guest, extend all the way to Mount Warning and the Border Ranges National Parks.

The homestead is surrounded by manicured gardens and lawns with mature fruit trees scattered over the property.

There are eight grazing, cropping, horse and holding paddocks which are watered by Horse Station Creek and a fully equipped well which gravity feeds back into several water troughs. The gardens are watered by the same gravity system.

The front of the property is perfect for any type of livestock and all the fencing is in excellent condition. Across the creek there is approx. 50 acres of flats suitable for cultivation, hay production or running cows and calves.

Horse Station Creek has its own swimming hole and waterfall a unique little island which would be perfect for a BBQ area.

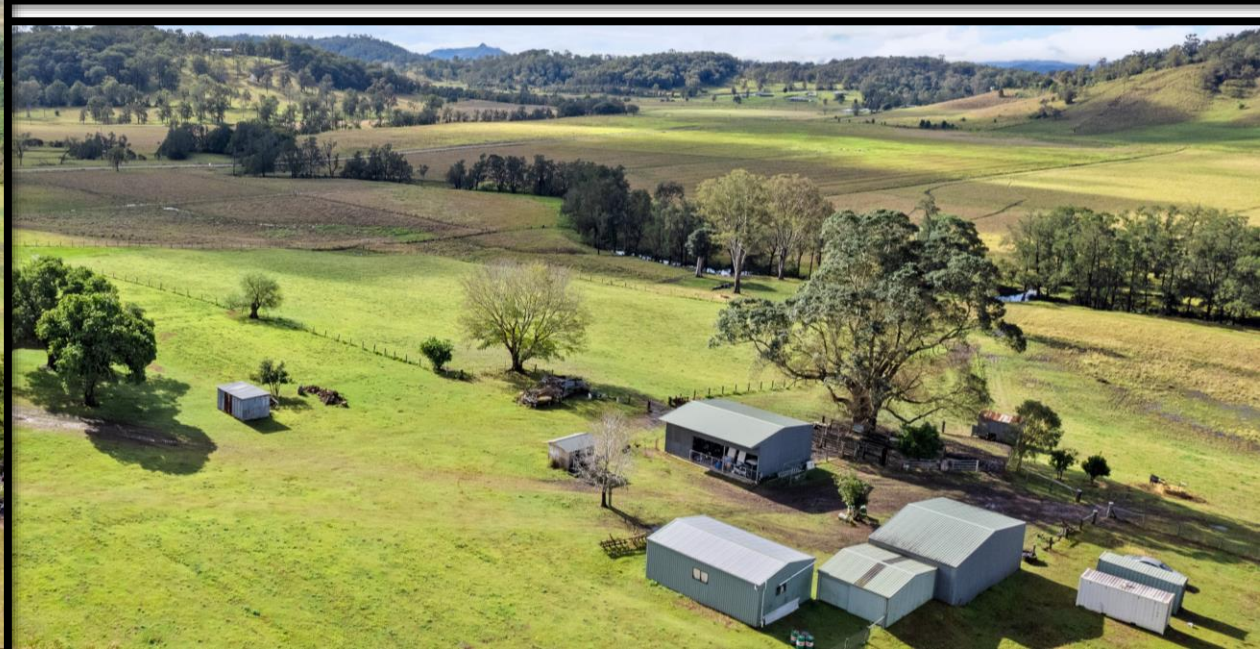
The owners carry between 35 and 50 cows and calves depending on the seasons and produce outstanding weaners on its natural pastures, Seteria and Rhodes grasses.

Other improvements on the property include one 11m X 7.5m lock up colourbond shed that has septic and power connected, 2 Bay 7m X 6m lock up colourbond shed, 12m x 10m 3 sided shed and a 14m x 7m 3 sided machinery and storage sheds with one having a mezzanine, both have power and a set of stockyards with a vet crush plus other outbuildings used for storage.

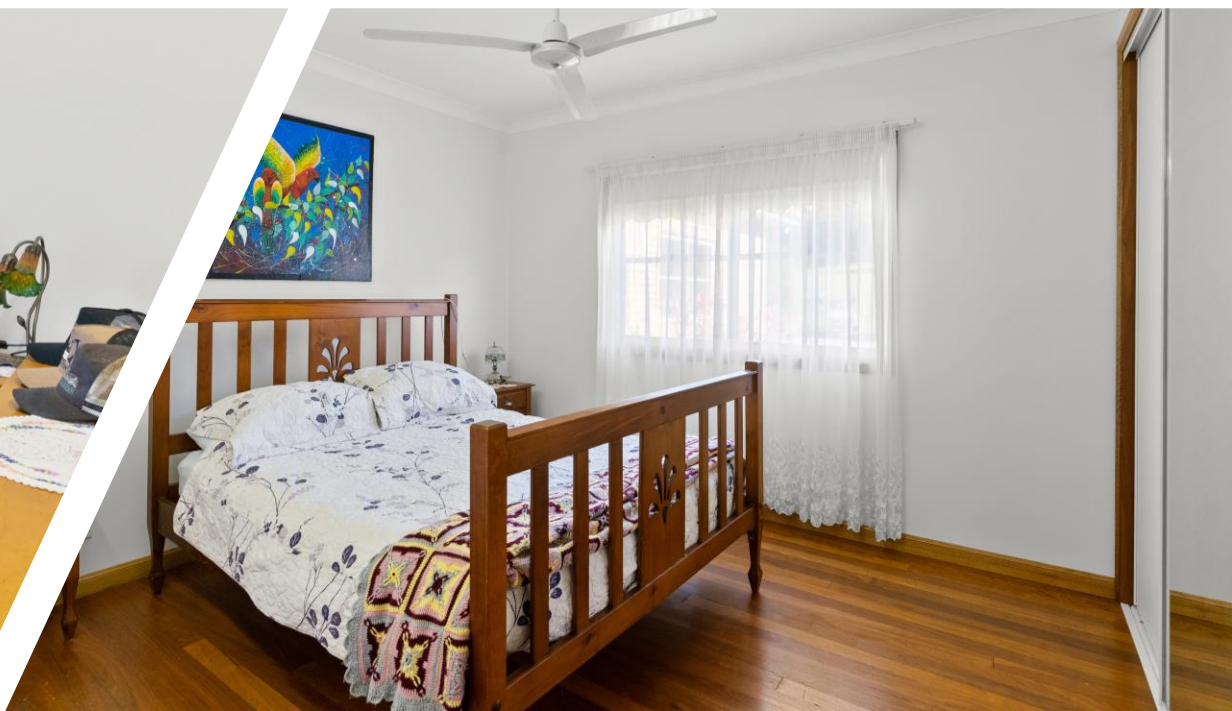
Everything on this property, has been done to perfection and it is a credit to the present owners who have been on the property for the past 26 years.

PRICE \$2.25M

For an inspection of this lovely property known as "Mockharra" please contact Mike Smith on 0413 300 680



















**SITE PLAN
(NOT TO SCALE)**

241 ETTRICK ROAD

HORSE STATION CREEK

Floor Plan Disclaimer: Bee Hive Studios floor plans / site plans are intended as an approximate guide only.

APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 252m²