

A modern kitchen with white cabinetry, a central island, and a stainless steel refrigerator. The kitchen features a white countertop, a stainless steel sink, a gas stove, and a stainless steel refrigerator. A central island with a white countertop and white cabinetry is surrounded by three wooden stools. The floor is made of light-colored wood. The text "ROGANS HILL" is overlaid on the image in a large, white, serif font.

“ROGANS HILL”

PRICE: \$1.6M

Pack your bags and head to Kyogle where this perfect, picturesque 67-acre property awaits your arrival. The property is situated at Smiths Creek less than 20 minutes from Kyogle and on the way to Toonumbar Dam. Once turning right onto the Smith's Creek Road, the property known as "Rogan's Hill" is only a bit over a km up the road and offers potential owners a very peaceful and relaxing environment.

Nestled among large red gum trees and on a near flat ridge is a beautiful home which comprises of 4 spacious bedrooms, a large recently renovated open plan kitchen and dining area, a separate lounge with a fireplace for the mild winters we have and large windows to allow the room to breathe on a hot summer's day. A timber verandah along the front of the home gives you panoramic views of the valley which are stunning. Entertaining is made easy with a huge covered outdoor area at the rear of the home that is contoured with a beautifully decorative Bluestone wall that wraps around it. The house is also attached to a 2-car garage giving you undercover access from the car to the house.

The farm comprises of 10 paddocks for the rotational grazing of livestock, all the fencing is timber framed and is 5 barbed wires all in impeccable condition being maintained by a local contractor. The paddocks are watered by troughs that are reticulated from a large dam that is fed by 3 separate springs. So, each paddock has a trough or a dam or the creek for water. All the country has been cleaned of weed and has been sowed with improved pasture species including Rhodes, Seteria and Shaw's Creeping Vigna. The land is suitable for any type of livestock.

Other improvements include a solid set of cattle yards, complete with a vet crush and a trough. A 26 x 20 metre horse training arena that is enclosed in belting and has a sand base to reduce animal injury and soreness. There are three other sheds that could be used for machinery/hay storage and a workshop plus dog kennels and an aviary.

Everything is done! And we haven't showed you the best part, "Smiths Creek", the property boasts the best swimming hole on it. The creek paddock is gorgeous and contains a bend in the creek that runs from rapids through two deep holes and back to rapids. On its side the start of a bush kitchen camping area with the frame standing and awaiting your personal touches. This area is so picturesque it could easily be used to host a bush wedding.

A beautifully presented, perfectly developed property that boasts exceptional natural beauty. Call Lance today on 0455589932 as this one won't last!













