



**“VALLEY VIEWS” 105 ACRES**



# “VALLEY VIEWS” - \$1,175,000

Located overlooking the historic Ghinni Ghi Valley is this picturesque 105-acre property that may tick all your boxes.

Starting with a 3-bedroom, two-bathroom open plan living house surrounded by verandas, to its rustic outdoor bar and kitchen area set up to entertain your guests with ease and style. All this is set amongst beautiful gardens, trees and scrubs.

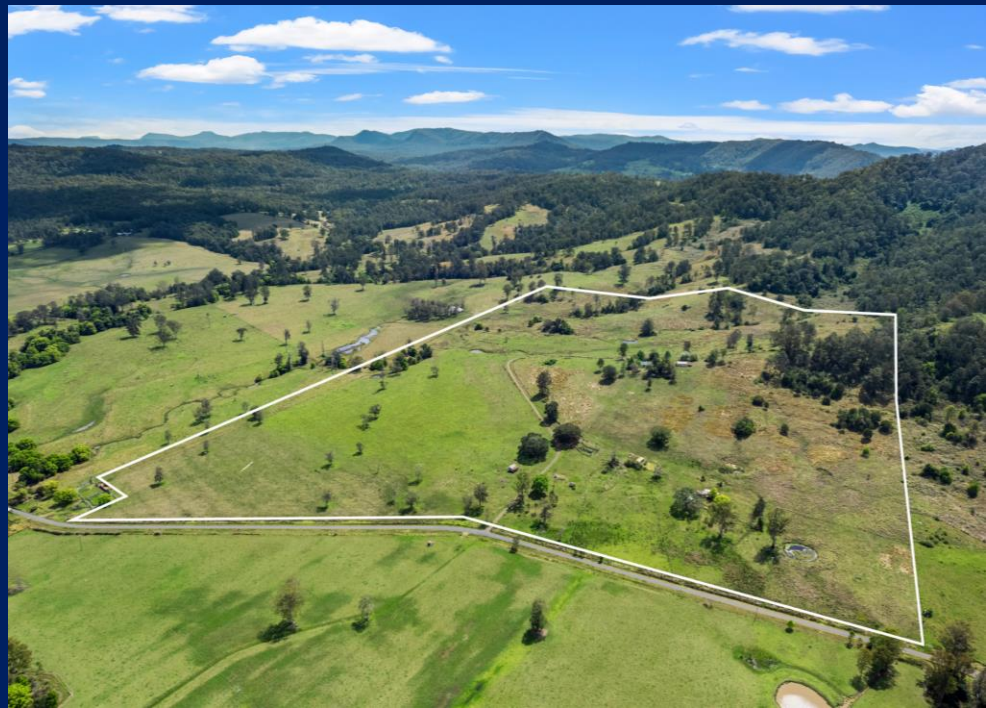
The house is situated on a peaceful, elevated part of the property and less than 25 minutes to Kyogle. The old O'Reilly Farm has spring feed dams and gullies for its livestock as well as access to the ever-reliable Iron Pot Creek, thanks to an easement. There is 111,600 Litres of rainfall storage capacity at the house, so water is plentiful.

The property is fenced into seven paddocks of various sizes. Some are fenced with netting, so that sheep are and have been an option. Other improvements include a timber stockyard, an old dairy building used for storage that has power and water connected, old timber storage shed and up near the house there is a steel 2 bay lock up garage and workshop plus a 3 bay machinery shed.

The property can carry around 30+ breeders and would make an ideal stud or commercial farm. Toonumbar Dam is only a stone throw away if you are into boating, camping and fishing.

For an immediate inspection call Lance Butt on 0455 589 932 or Mike Smith 0413 300 680

















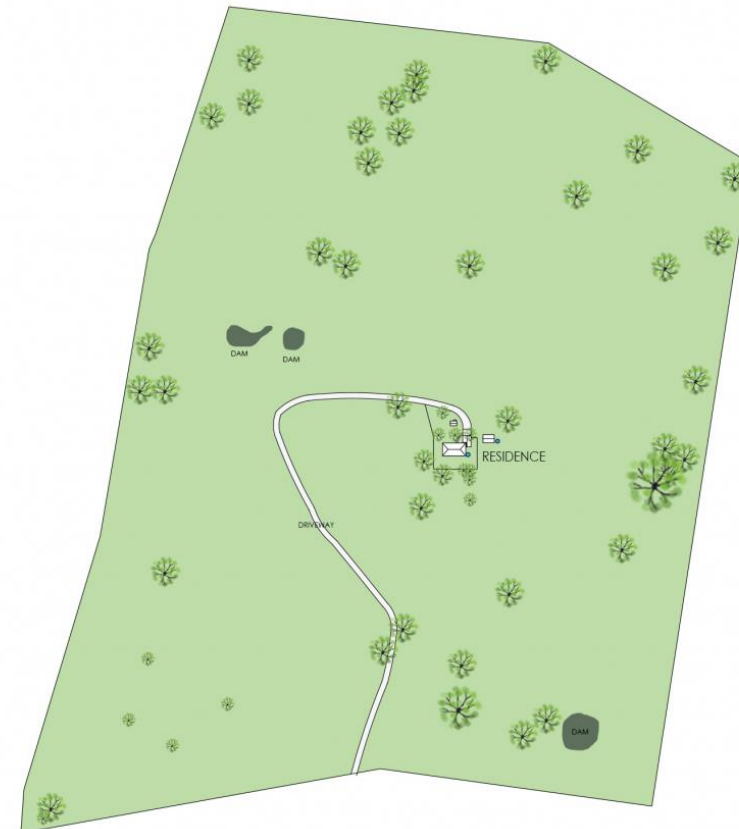
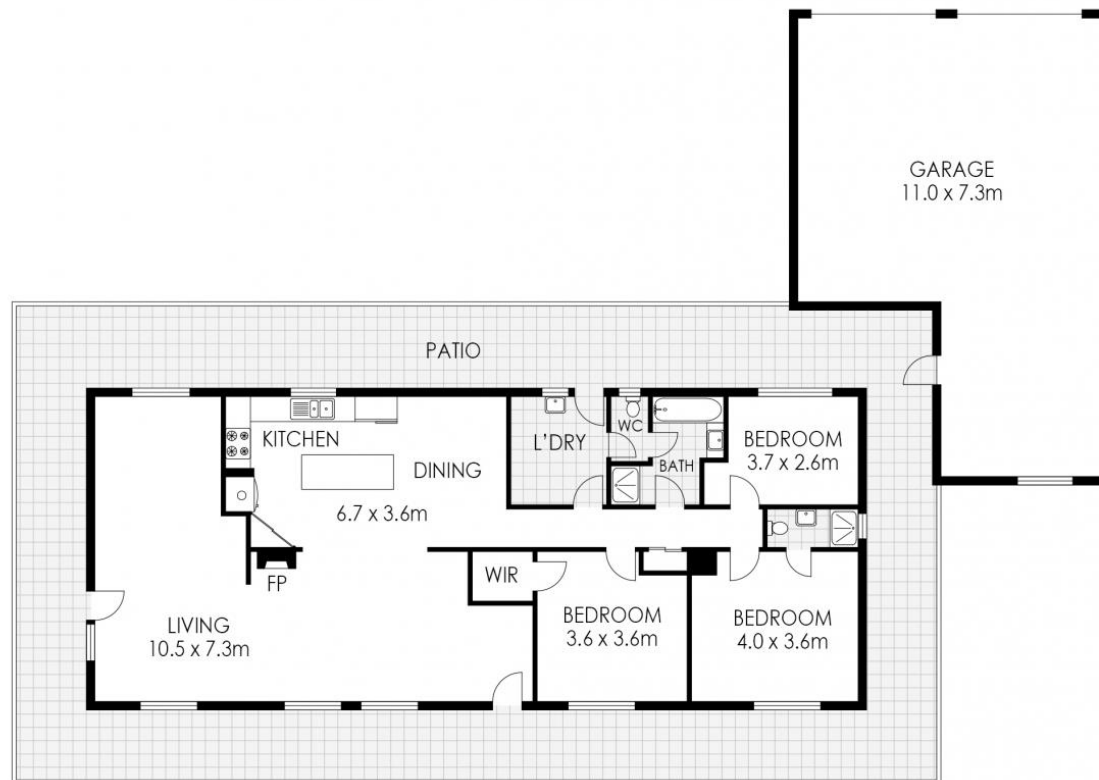












## 742 GHINNI GHI RD, GHINNI GHI

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### APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 128m<sup>2</sup>

EXTERNAL FLOOR SPACE - 106m<sup>2</sup>

GARAGE - 66m<sup>2</sup>







