



“NGALLA” WYNEDEN

315 ACRES - PRIME GRAZING COUNTRY

PRICE: \$1.6m

"NGALIA" consists of 315 acres of rolling basalt hills, valleys running down to some magnificent creek flats. The property has a long creek frontage to Eden Creek with both Upper Eden & Wyndham Creeks both joining on the property.

Improvements include;

- * 4 Bedroom Solid Brick Home with wide verandas on two sides taking in views of the front and rear of the property. The house is surrounded by lovely gardens to give you plenty of privacy
- * 2 Car Solid Brick Garage and work shed with a double covered carport
- * Excellent fully equipped all steel stockyards with a vet crush, covered work area, storage for hay and plenty of pens to draft your cattle
- * Large Steel Machinery Shed fully enclosed and lockable with a concrete floor
- * New dog kennels with concrete flooring

LAND: The land is solid basalt and at least 50% of the property has been pasture improved with Rhodes, Seteria, Clovers and Legumes

The land is subdivided into approx. 12 paddocks, all watered by the creek, dams, water troughs and a pressure system on the creek

LIVESTOCK CAPACITY: Some of the best milk fed vealers are breed on "Ngalia" and the weights at 8/10months of age prove that is one of the best breeder properties around. It can carry up to 100 breeders

SITUATION: Only 12 minutes' drive back into Kyogle and the school bus comes to the front driveway

"Ngalia" is located at Wyneden and is on 3 titles, one which still carries an extra building entitlement. So, if you are in the market for a great property in this North Coast, please contact us for an inspection.













