



“Ballybundy” ON LYNCH’S CREEK

“*Ballybundy*” ON LYNCH’S CREEK

Welcome to “*Ballybundy*”, a truly unique acreage retreat at 55 Forest Road, Kyogle. This Lynch’s Creek property features an architecturally designed residence set on a sprawling 103 acres, boasting breathtaking, million-dollar views across the World Heritage-Listed Border Ranges National Parks and picturesque valleys.

You are only minutes from the Border Ranges NP where you can camp, bush walk and take in the unbelievable fauna and flora it has to offer. It is only a short 2 hours’ drive to Brisbane, and less to the Gold Coast, Ballina and Byron Bay coastal towns.

“*Ballybundy*” offers an unparalleled rural lifestyle and would be ideal for investors, retirees, lifestyle seekers, or those interested in cattle, cropping, glamping on the creek, or enjoying fishing, canoeing and a family BBQ on the shaded creek banks. This property has so much to offer.

“*Ballybundy*” features three generous bedrooms, with a master suite that includes an impressive walk-in robe, en-suite, air conditioning, and stunning valley vistas. The tiled passageway guides you past an open-air, glass courtyard with a handcrafted stone wall. The expansive family lounge is framed by wide glass stacker doors, allowing fresh mountain air and natural light to flood the space. The ultra-modern kitchen boasts a long island bench, large walk-in pantry, generous storage, quality appliances, and a delightful conservatory dining area offering sweeping 180-degree views

There is a second living area adjacent to the kitchen with sweeping views of the hills & valleys.

With 11-foot ceilings, feature timber and stonework, wood fireplace, ceiling fans, reverse cycle air conditioning, solar hot water, significant water storage, double carport, lock-up garage, workshop, Starlink satellite and a Eufy Home Security System in place.

Surrounding the house is a craftsman built post-and-rail fence, a circular driveway, and manicured gardens that complete the impressive setting. The house has use of 3 x 5000gallon rainwater storage tanks and plenty of water for the lawns and gardens through a gravity feed water system.

Other improvements include a new lockup machinery & storage shed and a fully equipped steel stockyards which include liveweight scales, loading ramp and vet crush.

The land which has a total area of 41.796 Hectares (103 acres) enjoys a long frontage of the crystal-clear waters of Lynch’s Creek. There is also under ground mains throughout the creek flats and a 26 ML irrigation licence to irrigate and grow winter and summer feed for your livestock.

Water & Secure Rainfall is a real feature of this property with its frontage to the crystal-clear waters of Lynch’s Creek, permanent springs, 3 dams, a solar pump and tank on the creek that pumps to header tanks and supplies water all over the property. Over the past 6 years the average rainfall has been 1630ml (65”pa) with a high of 2179ml in 2022.

Apart from the livestock income there is a licensed gravel quarry which is leased to the local council and provides a monthly income.

There is an additional 112 acres of land available next door, which includes a very comfortable 2-bedroom cottage, large living area, open fireplace, and outdoor entertainment area with panoramic views of the Border Ranges.

It includes 2 machinery sheds, 3 X 5000gallon poly water tanks, trough water, fully equipped stockyards, creek frontage, 3 phase power and a 26ML irrigation on Lynch’s Creek.

Both properties together are running 70 plus cows and calves and along with the quarry income, rent from the cottage, brings in a substantial income for the property.

“*Ballybundy*” is a rare opportunity to secure an outstanding lifestyle / investment in an iconic Northern Rivers setting.

For an inspection, please contact the Exclusive Selling Agents Mike Smith on 0413300680 and Lance Butt on 0455 589 932.









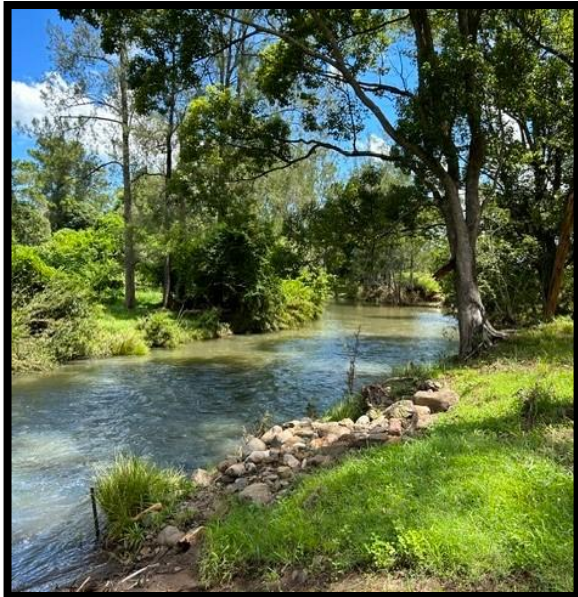
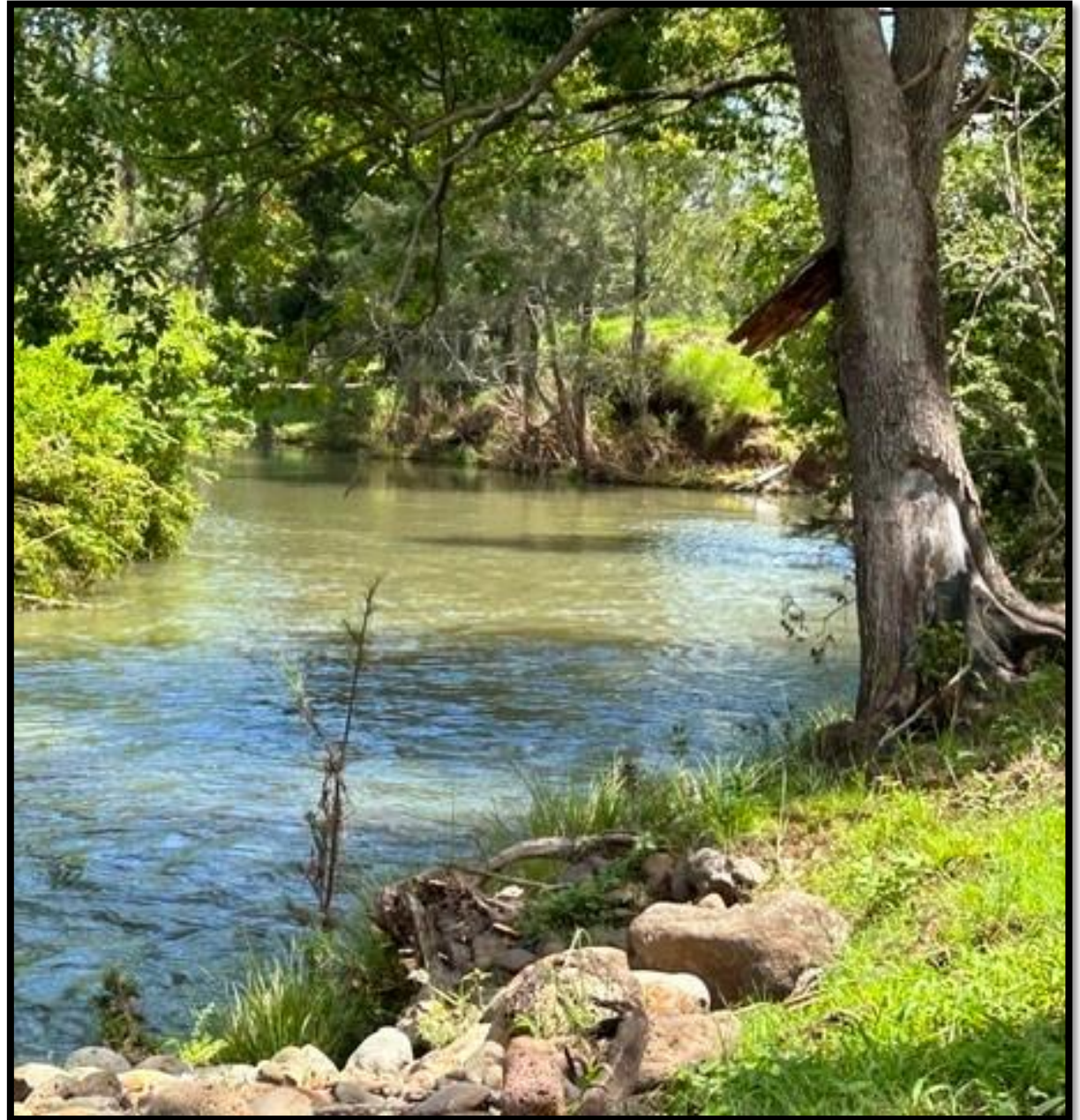








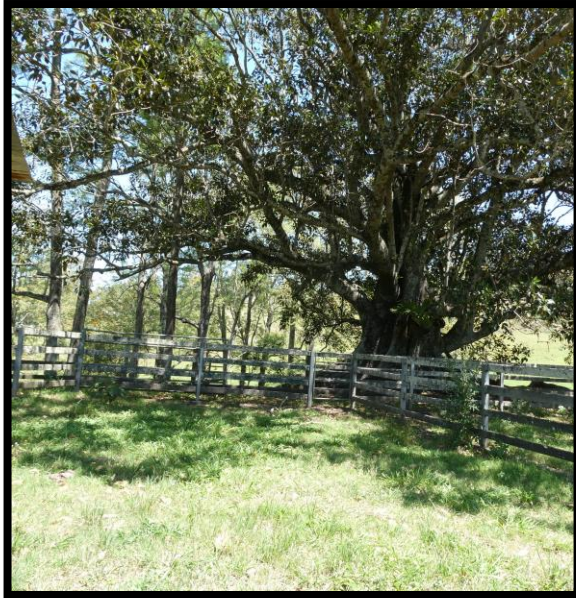






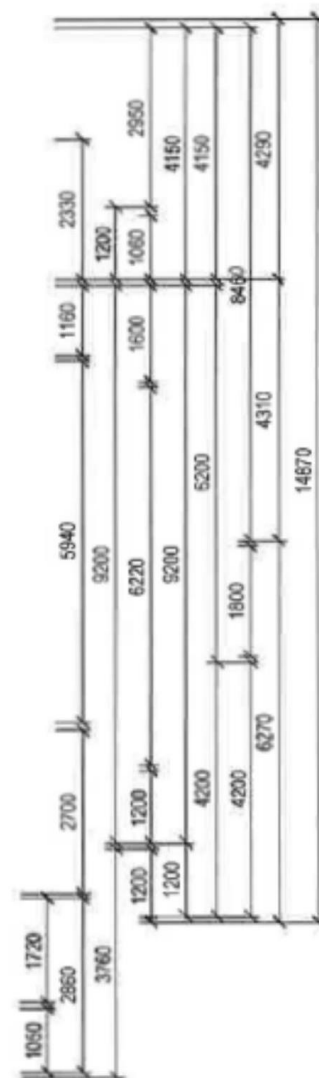














RESIDENCE : 263m²
(INCLUDES GARAGE)

55 FOREST ROAD, LYNCHS CREEK

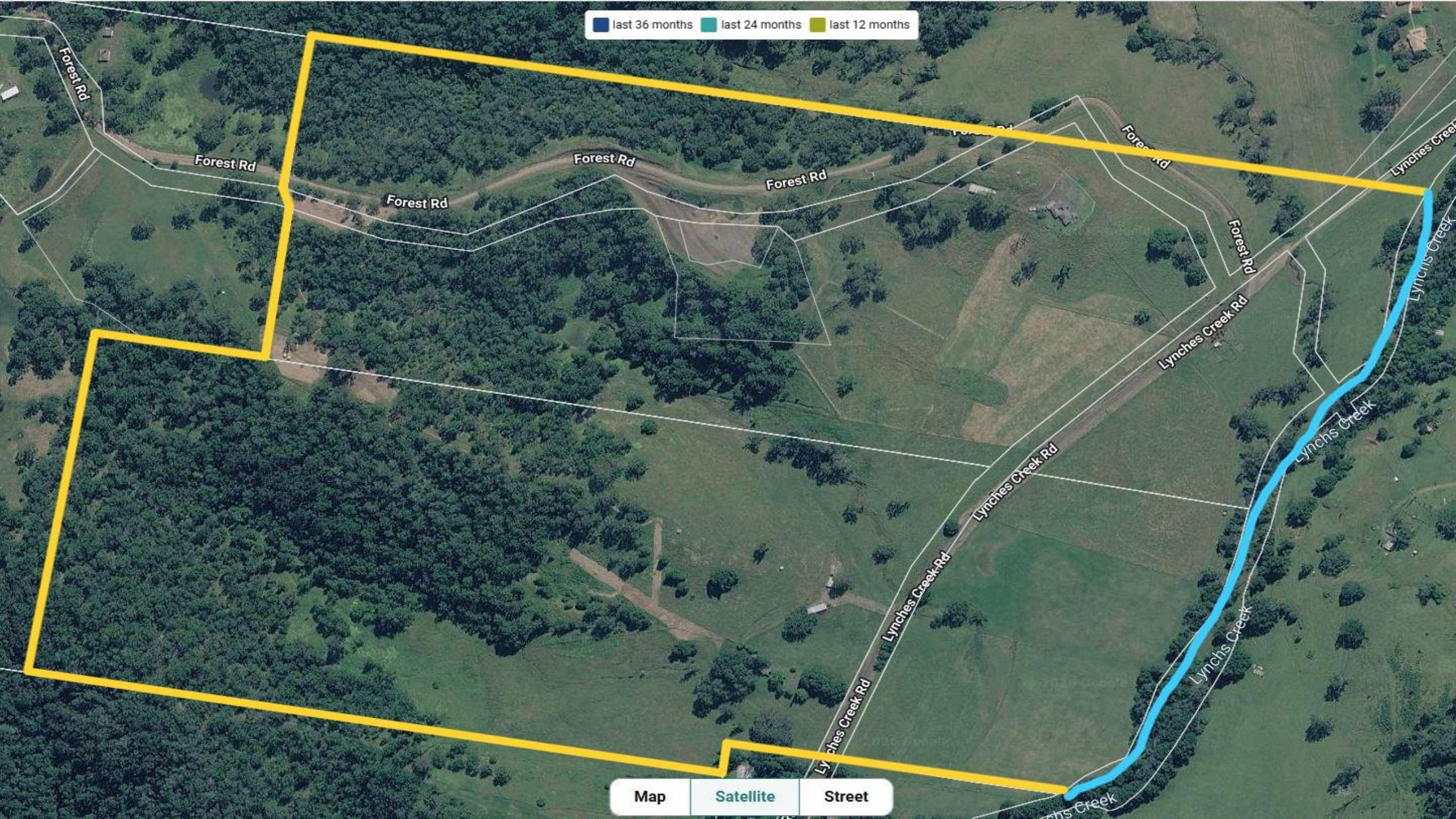
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INTERNAL FLOOR SPACE - 263m²

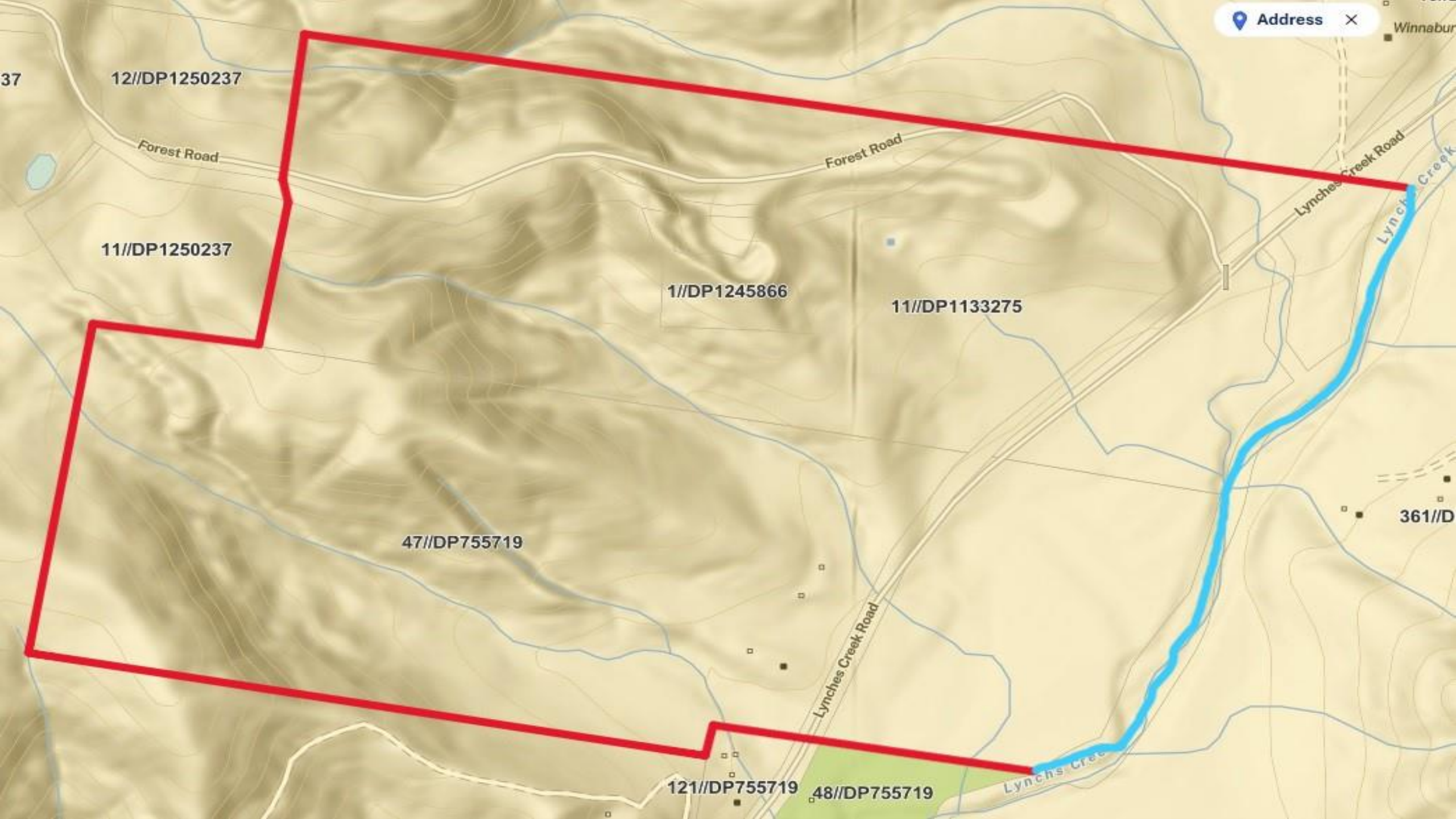
EXTERNAL FLOOR SPACE - 72m²

GARAGE - 35m²



last 36 months last 24 months last 12 months

Map Satellite Street



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