



“FIG TREE HILL” – NEW PARK

"Figtree Hill" is an approx. 224-Acres farming and grazing property which is offering a unique combination of a beautifully renovated homestead, a separate guest residence, and a blank canvas for further development. Here are some of the key features and benefits of this exceptional property:

Renovated Homestead:

The three-bedroom timber homestead has been lovingly renovated by an award-winning home designer, maintaining its country charm while providing modern comforts. The renovation has ensured that the property shines with warmth and character.

Additional Accommodation:

The separate guest residence offers additional living space, perfect for extended family or visitors. The single-car garage provides ample storage and parking for farm vehicles.

Old Dairy/Piggery Building:

This old building offers a blank canvas for renovation, allowing the new owner to turn it into whatever they desire – a studio, office, or even a functional farm building.

Workshop/Machinery Shed:

The large workshop/machinery shed provides ample space for farm equipment storage and maintenance and potential for additional uses such as a hobby workshop or storage for personal projects.

Cattle Yards:

The property boasts an excellent set of cattle yards, designed to make stock handling and drenching easy and efficient.

Water Supply:

The property is self-sufficient with 77,500 litres of rainwater storage and two equipped bores, providing ample water for livestock and domestic use.

Grazing Paddocks:

The property is divided into 10 main grazing paddocks, making it easy to rotate cattle and manage the land. The paddocks have a strong fertilizer history, ensuring optimal soil health.

Subdivision Opportunities:

The property has been pre-approved for subdivision into multiple titles, offering a unique development opportunity. The existing five-acre title includes the homestead, old dairy, and workshop, while the remaining titles are 8.5 hectares and two 40-hectare blocks with building entitlements and separate entries. This provides an excellent opportunity to develop the property into multiple residential or agricultural lots.

Location:

The property is located under five kilometres from Kyogle's CBD, offering easy access to amenities and services while still being surrounded by a peaceful country environment.

Overall, this exceptional property offers a unique combination of agricultural potential, development opportunities, and comfortable living quarters. It is an ideal choice for those looking for a rural lifestyle with plenty of opportunities to grow their food, raise livestock, or develop their own business.

For an inspection of this outstanding property, contact Lance Butt on 0455 589 932 PRICE: CONTACT AGENT

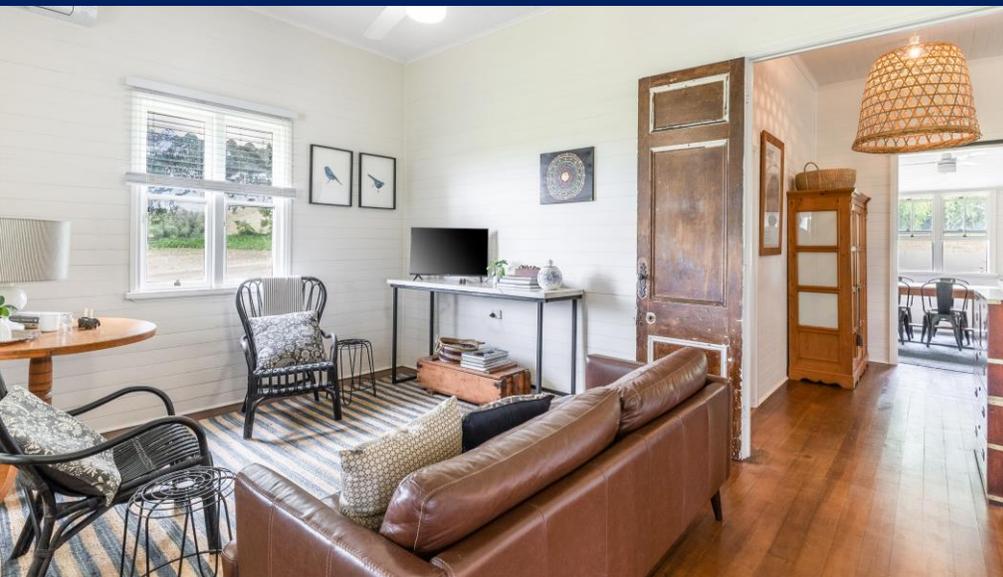




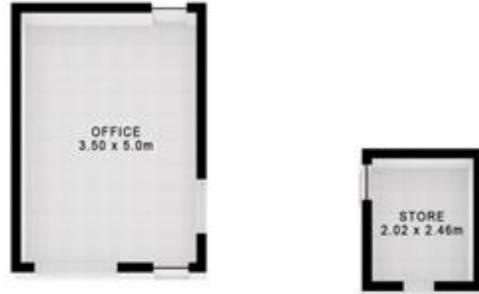












FLOOR PLAN



148 Collins Creek, Rd New Park

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.media-drive.com.au



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APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 126.67m²

EXTERNAL FLOOR SPACE - 15.40m²



[VIDEO LINK OF "FIG TREE HILL"](#)

<https://vimeo.com/817559758>