



Price \$1.8m

“COLLINS VALLEY WAY”

A Rare Slice of Paradise in the Kyogle Region

Nestled in the heart of the Kyogle area, this breathtaking property offers a once-in-a-lifetime opportunity to own a picturesque slice of rural paradise. Boasting a long frontage to the pristine, crystal-clear waters of Collins Creek, this estate is a perfect blend of natural beauty and functional design. With frost-free plateaus that provide sweeping panoramic views of the Border Ranges National Parks, this is a property that must be seen to be believed.

Charming Homestead & Quality Infrastructure: The beautifully maintained four-bedroom timber home is designed for comfortable country living. Featuring a Tasmanian oak kitchen, an open-plan living area warmed by a cozy wood heater, and a covered outdoor entertaining space, the home is a true retreat from the modern world. Complementing the main residence is a two-bay steel lockup garage with an additional skillion, a three-bay machinery shed with a workshop, and a former dairy building now used for storage. The property is also equipped with fully functional stockyards, ensuring ease of livestock management. Adding to the appeal is a partially completed cabin perched atop the hill—an ideal spot to soak in the breathtaking views of the Border Ranges National Parks. Additionally, extensive works have taken place related to clearing scrub on the plateau to improve its usefulness and access has been greatly improved.

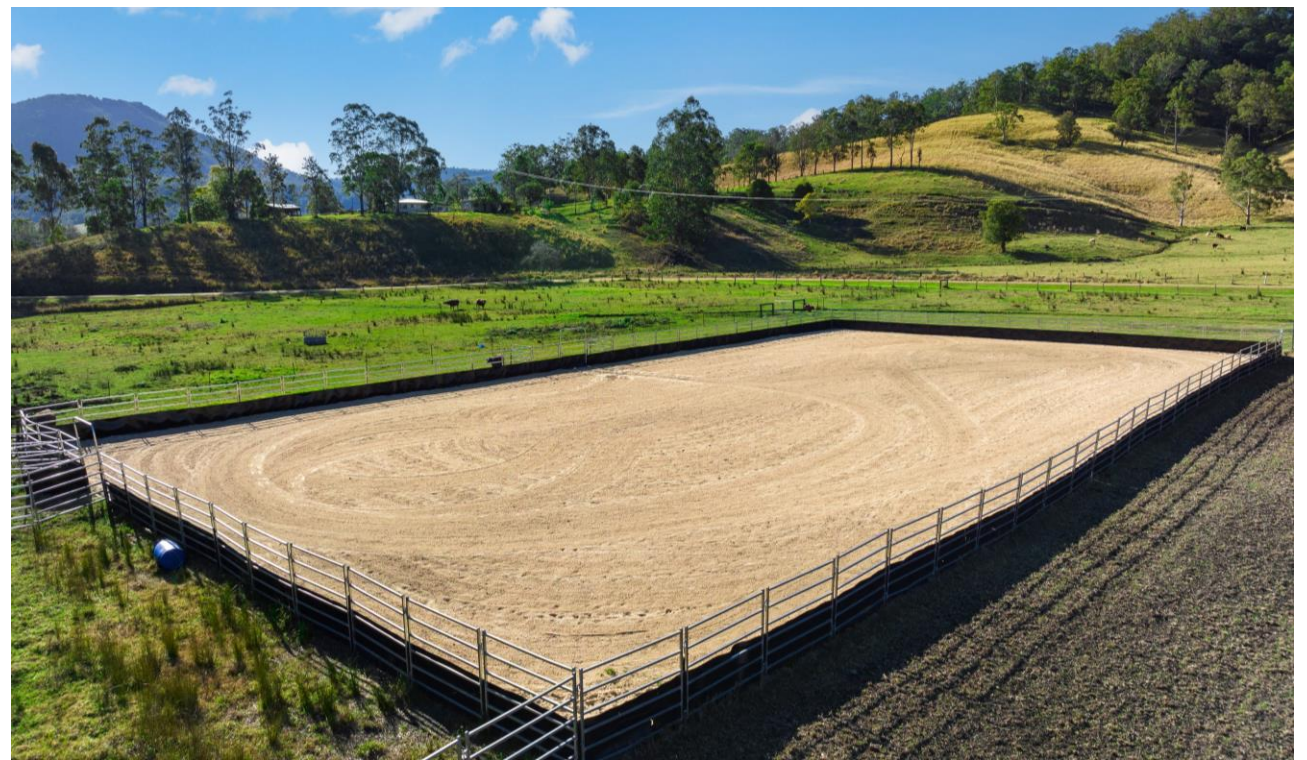
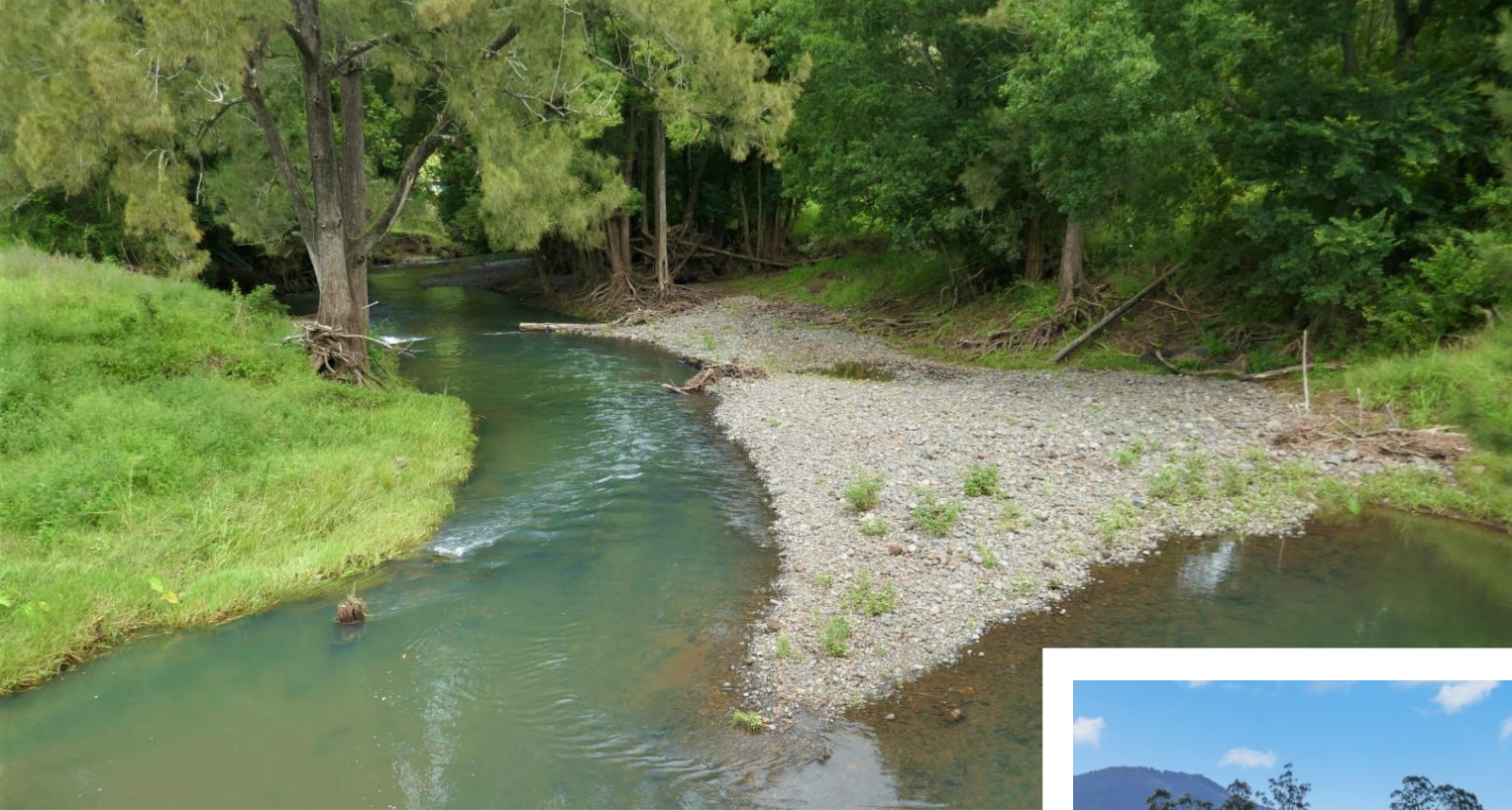
Versatile & Productive Land: Spanning 203 acres, the land ranges from fertile creek flats to pasture-improved ridges and plateaus, capable of running up to 60 breeders. Whether you're a cattle farmer, an equine enthusiast, or simply looking for a serene rural lifestyle, this property delivers on all fronts. Separate income streams have also been created by registering the property with "HipCamp" for 5 sites strategically positioned along the creek. Also, a paddock to plate beef business generates income providing quality meat into Brisbane and the Gold Coast through "Northern Rivers Livestock".

Abundant Water Supply: Water security is a standout feature, with a long frontage to Collins Creek, offering excellent fishing and swimming holes. The property is further supported by spring water and rainwater storage tanks, with gravity-fed troughs ensuring a reliable water supply for livestock.

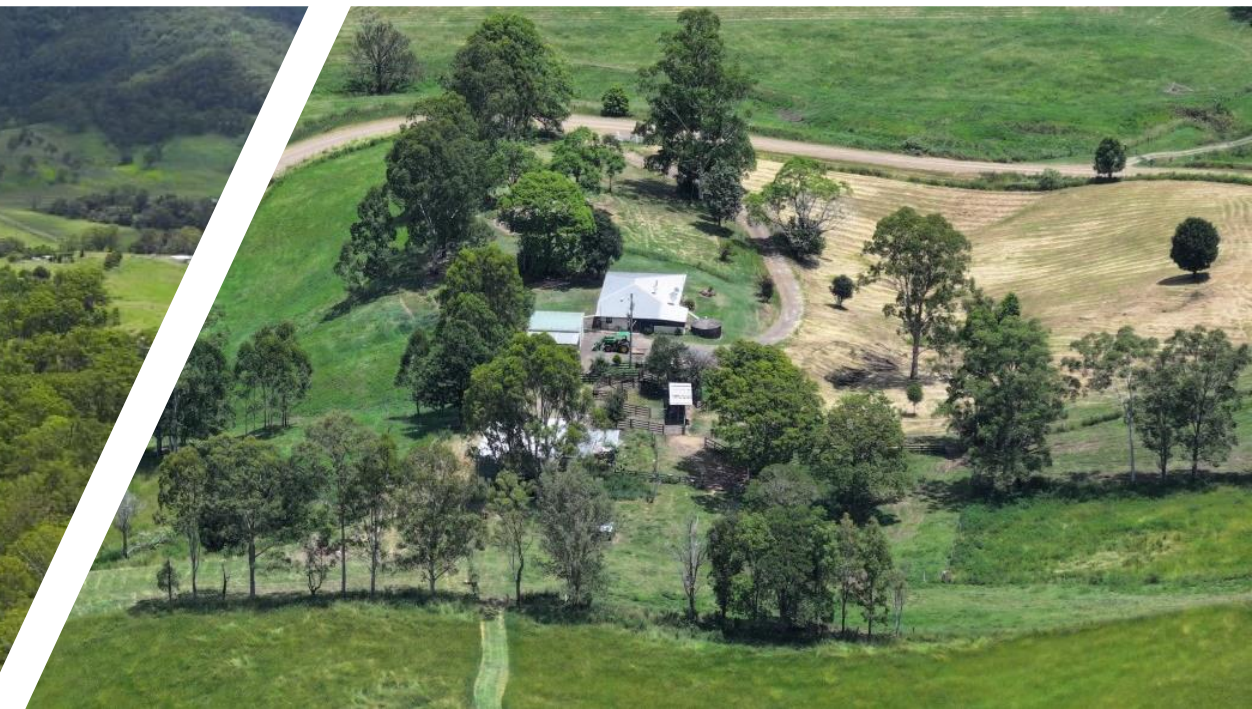
Equine Training Haven: For horse lovers, this property is an equestrian paradise. With two fully functional training arenas constructed at a cost exceeding \$150,000, the estate is ready for camp draft events and horsemanship clinics. Council approval is already in place, making this a unique business or personal opportunity for equine enthusiasts.

A Rare Opportunity – Act Now! With its stunning landscape, outstanding facilities, and exceptional versatility, this property is truly one of a kind. Whether you're looking for a working farm, an equestrian retreat, or a breathtaking country escape, this estate ticks every box.

This incredible property won't last long. To arrange an inspection, contact **Lance Butt on 0455 589 932** today!



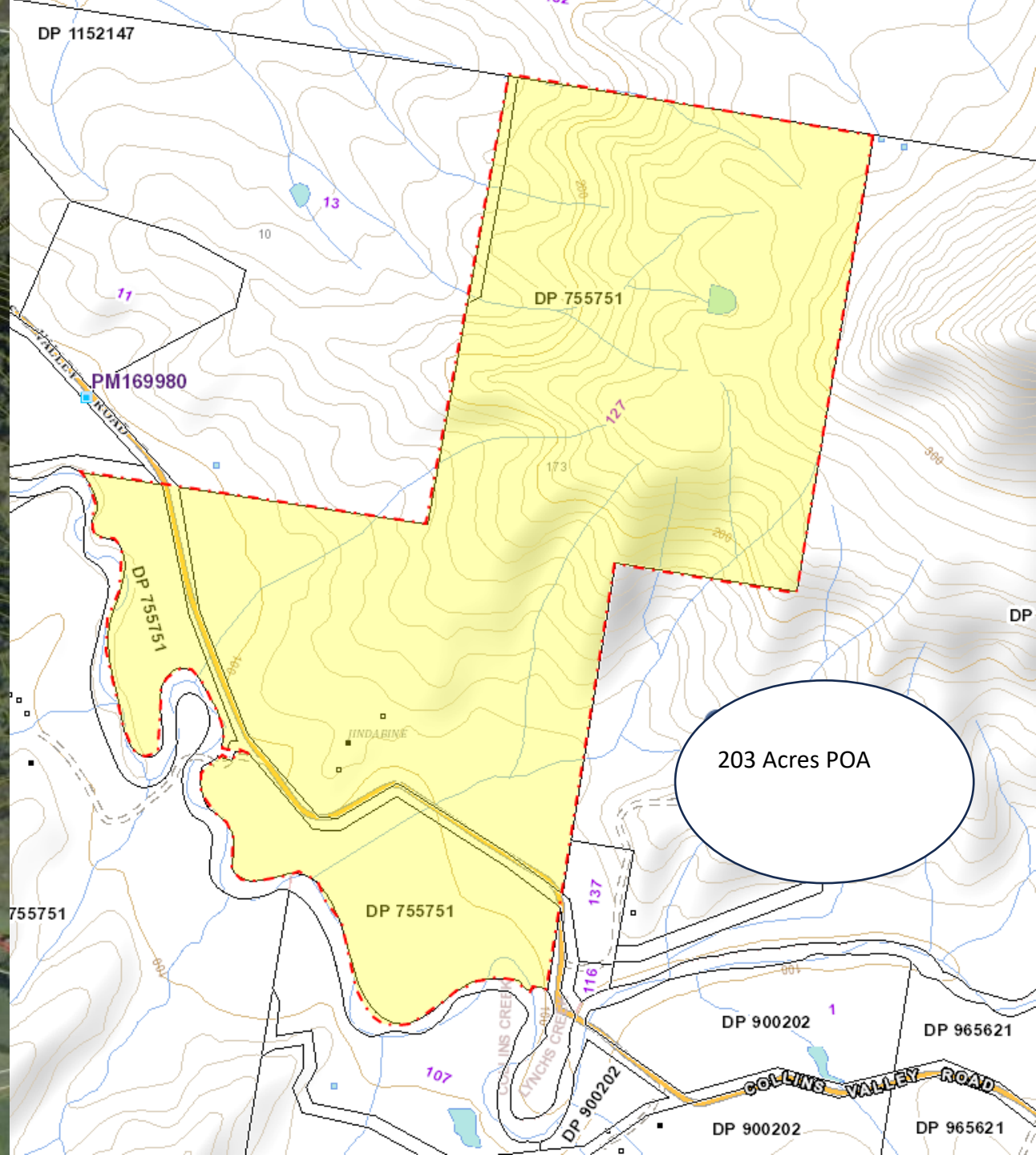
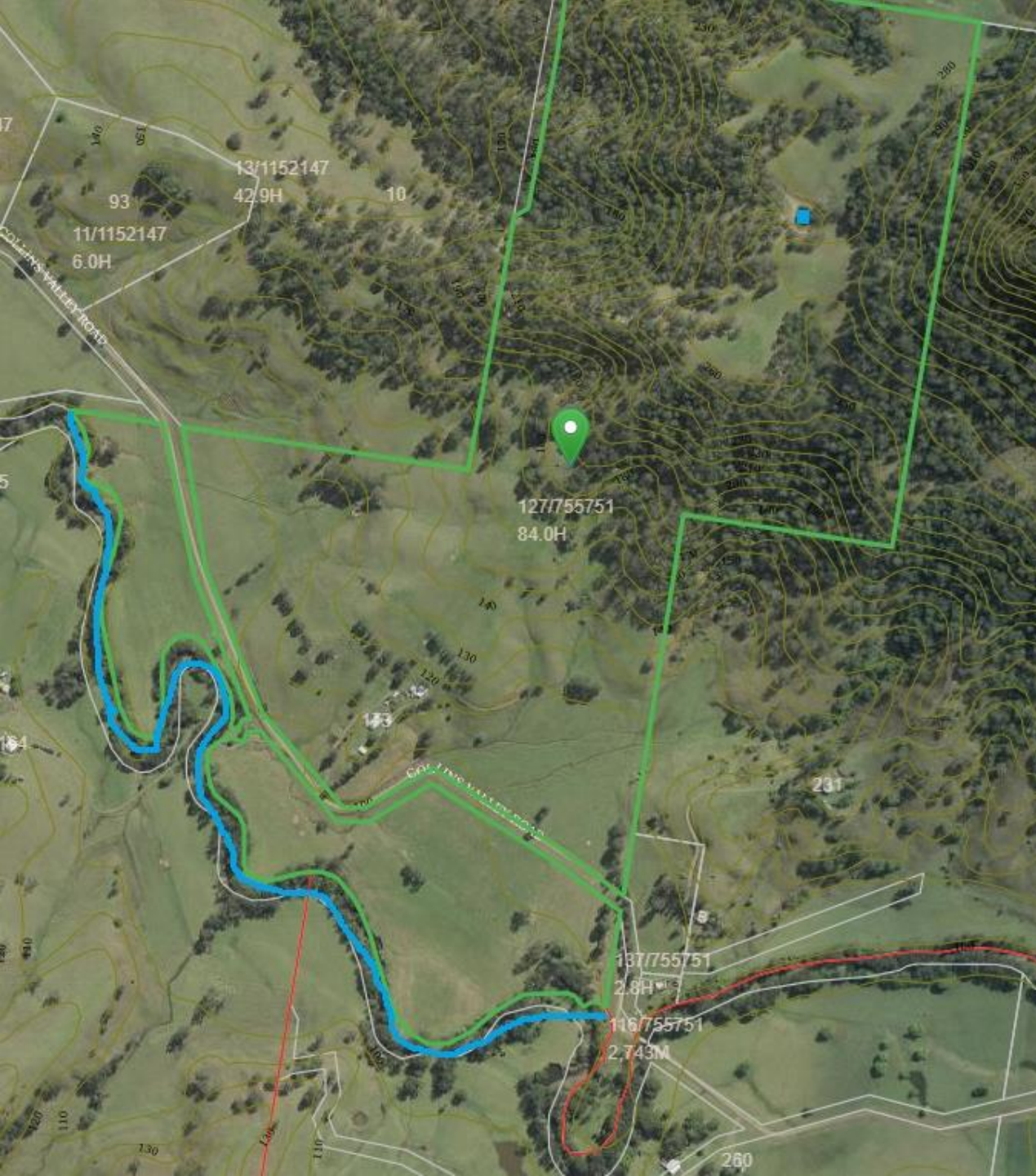






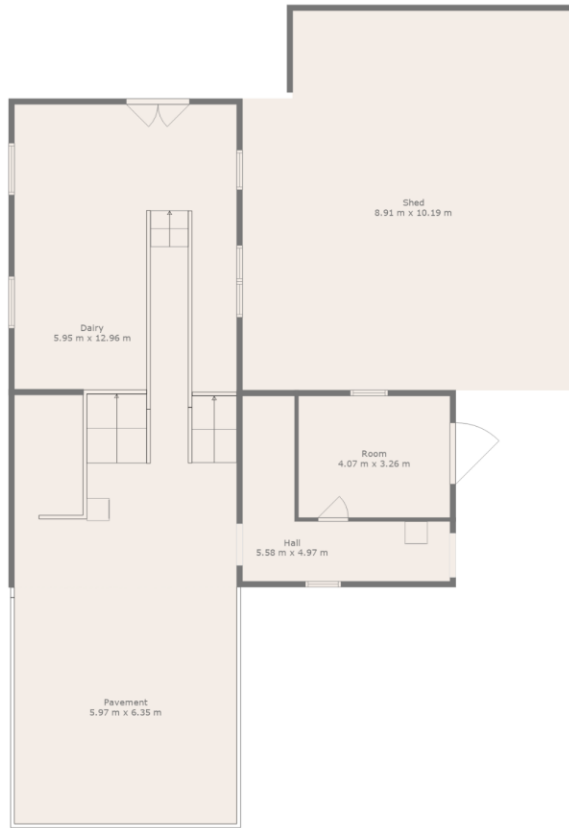
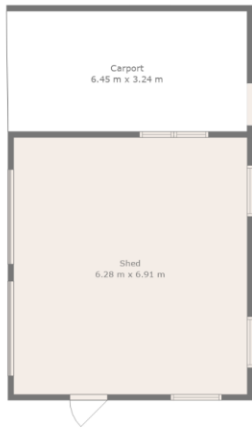








Floor 1



Floor 2

FLOOR PLAN

Total scanned area: 502 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

