



**“ETTRICK” 103 ACRES**

## SOMETHING SPECIAL

Nestled only 15 minutes from Kyogle on the North Coast of NSW, sits this unique sandstone constructed home on 103 multiple purpose acres of land with excellent water.

All the infrastructure on this property has been built to highest standards starting with its 3-bedroom, two-bathroom home which has a spacious kitchen, living, dining and lounge area with a large combustion wood heater and this room features cathedral ceilings.

The main bedroom has its own ensuite and walk-in robe and all throughout the house, there is air conditioning and ceiling fans. The kitchen comes with all the modern appliances including a gas and electric stove, rangehood, dishwasher and a large walk-in pantry, combustion wood heater. Outside there are a covered patio and entertaining area to sit down and relax on, a saltwater pool to have a dip in on a hot day. The house, entertaining area and pool are all surrounding by beautiful mature gardens, scrubs, exotic trees and many fruit trees.

### **Other unique improvements include:**

- 3-bay lock up steel garage and separate office room which could be converted easily to a 4th bedroom
- 4-bay lock up garage which can be used farm machinery, vehicles and storage.
- 2 horse stables
- Steel stockyards with a vet crush and steel loading ramp
- Caravan bay with power connected
- Solar hot water and Satellite internet
- Rainwater storage tanks

**EXCEPTIONAL FENCING:** An Exclusion Fence has been placed around the whole entire boundary of this unique property, so it is safe to run any type of livestock such has sheep, goats, horses, cattle, dogs etc. Some of the interior fences do have exclusion fences also.

**WATER:** This property has a great water system which includes frontage to the famous Iron Pot Creek which is fed by Toonumbar Dam which houses water from the National Parks and from the creek a solar pump sends water to two header tanks which then feeds back to several water troughs and down to the house and sheds. There are two spring fed dams on the top plateau and Howard's Creek, ensure livestock have water 24/7.

**LAND:** Very versatile land which includes a good balance of pasture improved creek flats, gentle rising hills and valleys running up to frost free plateau with views for miles.

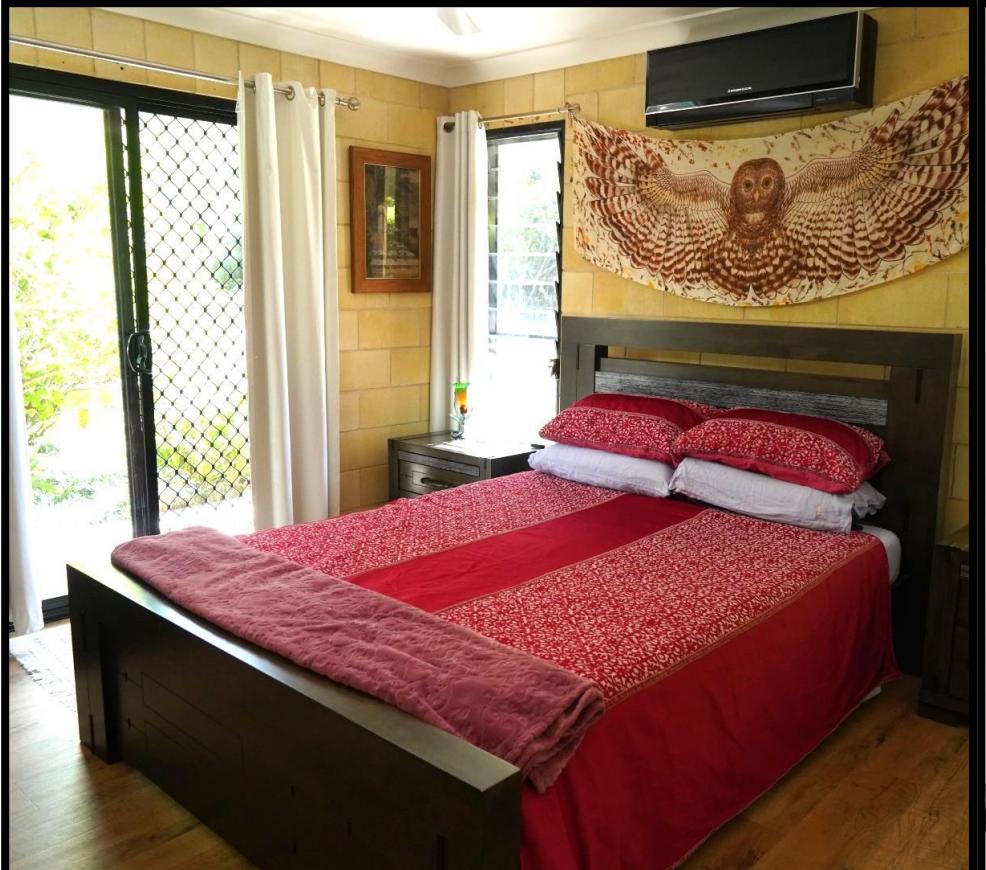
**COMMENT:** The cost to replace this well-developed property, would be much more than the asking price of \$1.5m. The house itself was built for comfort, privacy and easy maintenance and would suit a retiree who would like to have peace and quiet, run any type of livestock, throw a line into the creek and just sit back and enjoy what this unique property has to offer.

For an inspection, please contact Mike Smith 0413 300 680

PRICE: \$1,500,000



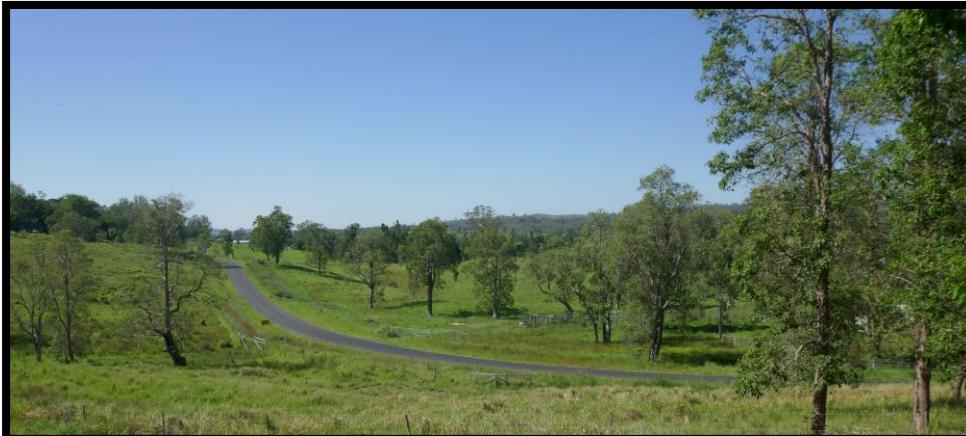






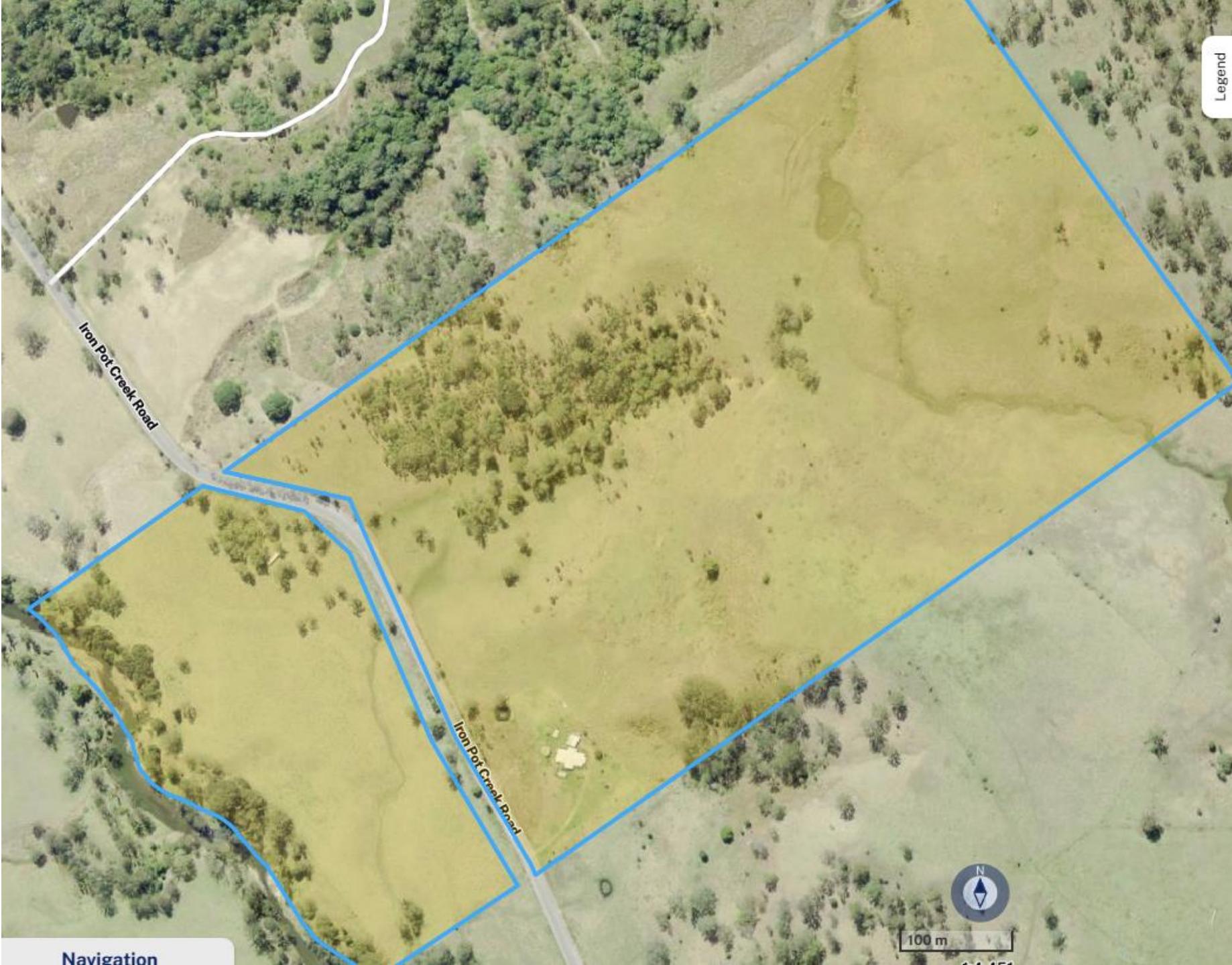












Legend

Navigation

100 m

04-151

