



**“HARRINGTON” – EDEN CREEK \$1.6M**



# "HARRINGTON"

"HARRINGTON" has been a well-known 207-acre horse and cattle breeding property for many years producing some of the most sort after Arabian horses in Australia and abroad. In Recent times the property has received a serious make over. The improvements are very impressive, with a recently renovated 3-bedroom homestead sitting on an elevated and reasonably flat block of land which takes in the views of the farm and surrounding mountain ranges.

The quality home has many features including polished hardwood flooring, silky oak feature walls, an en-suite and walk in robe in the main bedroom, 2 air conditioning units and fans, a combustion wood heater which warms all the house, a new modern kitchen & family room with views, dining room, lounge room, double garage, 2 outdoor sitting areas and all this is surrounded by beautiful Lawns and hedges. It would provide a reasonably blank canvas for a budding Gardner.

Other improvements include a new one-bedroom granny flat with a kitchen, laundry and bathroom. There are heaps of sheds including a tac room, storage areas for farm implements, workshop, a large open machinery shed, brand new fully equipped stockyards with a cut out arena. The impressive list of improvements doesn't end there, a brand new massive 16 Kw solar power system to power the homes along with a new solar water pumping system that pumps water from Eden Creek to an elevated header tank above the house.

The 900 metres of the crystal-clear waters of Eden Creek make up one of the boundaries and there are heaps of areas that could be used for swimming, fishing and camping. There's also a secluded 2-acre plot perfect for growing your own veggies right next to the creek. The property is located only 13kms from Kyogle and approximately 15 minutes to Toonumbar Dam.

The property will carry approximately 70 breeders on its improved pastures.

The owners have recently completely renovated the pasture and undertaken considerable clearing of timber and scrub which means the productive capacity of the paddock is greatly improved, and it has been newly sowed with fresh tropical pastures. The land is gently undulating and there is plenty of stock water in every paddock plus water troughs in all the paddocks. The land is also horse friendly and easy to get around so if you want quality improvements, 200 acres of easily managed country, an abundance of water, a maintenance free house with views, heaps of outbuildings, extra living quarters and only 12 minutes out of Kyogle's CBD.

ASKING \$1,600,000 NEG.



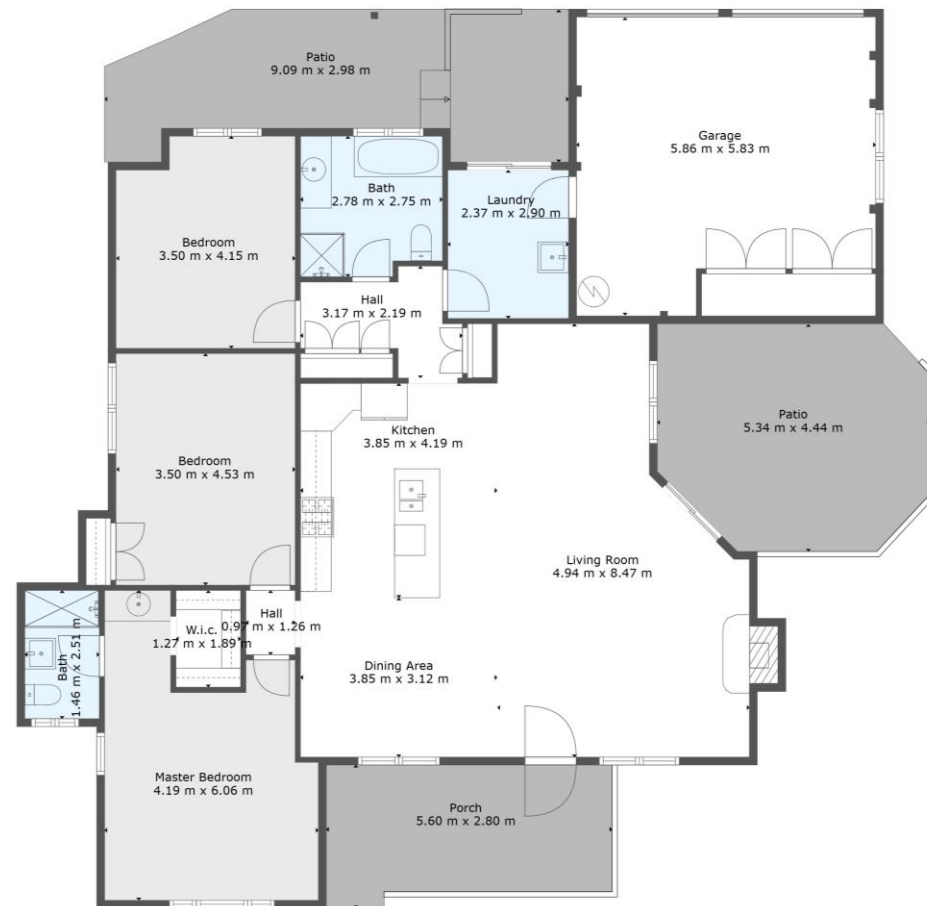












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