



“AFTERLEE” 205 ACRES \$1.45M

"AFTERLEE" is one of the most picturesque valleys in our region, this 205-acre property is no exception. It is located 18 km from Kyogle and only 10 minutes drive to the Toonumbar Dam and offers any prospective buyer, privacy and seclusion as well as the ability to run about 70/80 cows on its rich volcanic soils or diversify into any other agricultural pursuit.

Improvements include a 3-bedroom timber homestead which has plenty of history to tell which is wrapped by verandahs, and a deck to make entertaining a breeze. Inside is a modern kitchen, a dining room, bathroom and everything else you could need to live comfortably in peace and tranquillity.

The house is surrounded by picturesque established gardens and fruit trees. There is also an in-ground swimming pool for you to cool off in the summer months. Behind the house is a newly renovated granny flat ideal for visitors and a two-bay carport completes the picture.

There is a newly constructed machinery/workshop shed, it is 20 metres long, 5 metres wide and 4.5 meters to the eave. Also, the property has a new solar pump installed on a big permanent spring that pumps to an elevated header tank behind the house. Further new improvements include a full set of cattle yards with holding paddocks and two brand new boundary fences.

It should be said that the paddock has undergone serious renovation in recent years. It has had extensive clearing and has been sown down with improved pastures including a successful millet cover crop. The balance of the property is covered Kikuyu, Paspalum, Clovers and Natural grasses and all paddocks have plenty of shade. There are 5 spring dams in total as well as 1500 metres of Cob-O-Corn Creek frontage. The property is for genuine sale and would make a beautiful tree change for those who seek one, for an immediate inspection, please call Lance Butt 0455 589 932. PRICE \$1.45M

















