



“SWANDALE” 385 ACRES

Swandale – A Premier 385-Acre Lifestyle Haven

A rare opportunity has emerged to own one of the most breathtaking rural lifestyle properties in Northern New South Wales. "Swandale" is an extraordinary 385-acre property, perfectly blending natural beauty with high-end improvements that set a new benchmark for country living.

Positioned just 20 minutes from Casino and an hour's drive to Evans Head, "Swandale" offers a unique combination of lifestyle, cattle grazing, hay production and with canine infrastructure in place that has previously supported a canine breeding business generating income of around \$400,000 annually.

Character Homestead

The centrepiece of this property is the 4-bedroom, 2-bathroom extensively renovated homestead. Designed with both elegance and comfort in mind, the home features an expansive open-plan living area with high ceilings, a modern kitchen with a premium island breakfast bench, and a smeg 5 burner dual fuel stove. The beech-style flooring in the living and kitchen areas adds to the home's warmth and character. Large cedar timber-framed windows flood the home with natural light while inviting in the gentle countryside breeze.

Luxury additions include reverse cycle ducted air-conditioning, a large wood heater for cozy winter nights, ceiling fans, French doors, stylish drop lighting, and built-in wardrobes in three bedrooms. The master suite is an indulgent retreat, boasting a spacious walk-around wardrobe. A well-appointed laundry with a long hardwood bench completes the interior.

Outdoor Entertaining & Sustainability

Stepping outside, a wide timber-covered verandah offers uninterrupted views of the property's lush landscape. The homestead is perfectly positioned to overlook the resort-style pool area, featuring an expansive deck and a grand pizza oven—ideal for entertaining.

Sustainability is a key feature of "Swandale," with seven water storage tanks, two solar pumps supplying water from a spring-fed lagoon and a well and two beehives ensuring year-round pollination for the vibrant fruit trees and vegetable gardens. Additionally, the property boasts its own solar battery system, allowing the home and outbuildings to run off-grid if needed.

A Property Designed for Productivity

Beyond its luxurious lifestyle appeal, "Swandale" is a fully functional and highly profitable enterprise. The property is subdivided into seven paddocks with good fencing, supporting cattle and horse breeding as well as smaller livestock such as sheep, goats, and poultry. The aviary is state-of-the-art, reflecting the meticulous care given to every aspect of the property.

Extensive infrastructure includes a full set of stockyards, two machinery sheds (one with a cool room and smoker), and a converted dairy repurposed for storage and additional dog pens. The premium 5-star dog accommodation is a major asset, contributing significantly to the property's income.

Endless Potential

With the ability to run 80 head of cattle, breed horses, sheep, goats, and produce organic eggs and vegetables for local markets and restaurants, "Swandale" presents limitless income opportunities. Additionally, a council-approved DA for a second dwelling unlocks the potential for additional revenue through a B&B or farm stay accommodation.

The Ultimate Rural Escape

Presented in immaculate condition, every improvement on "Swandale" has been executed with master craftsmanship, ensuring that no detail has been overlooked. Whether you're seeking a profitable rural venture or a dream lifestyle property, "Swandale" is a once-in-a-lifetime offering that promises unparalleled beauty, functionality, and opportunity.

For more information or to arrange a private viewing, please contact:

Lance Butt – 0405 589 932

PRICE; \$2,400,000

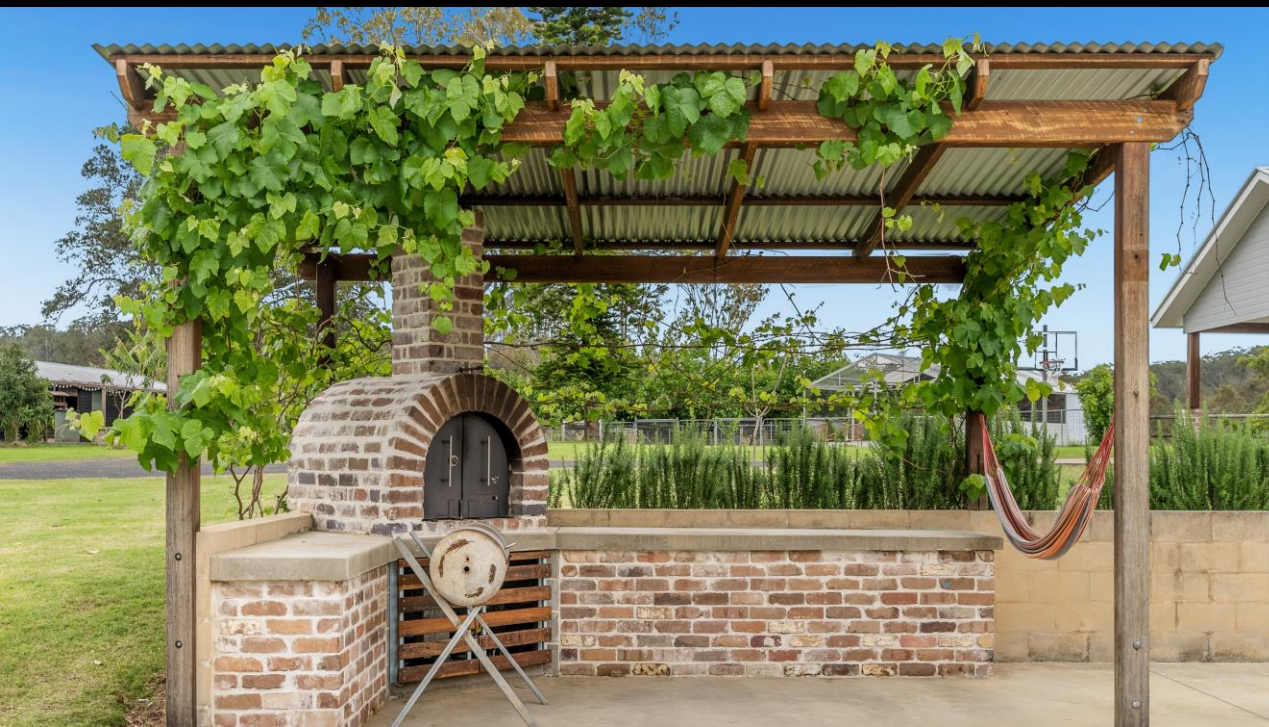










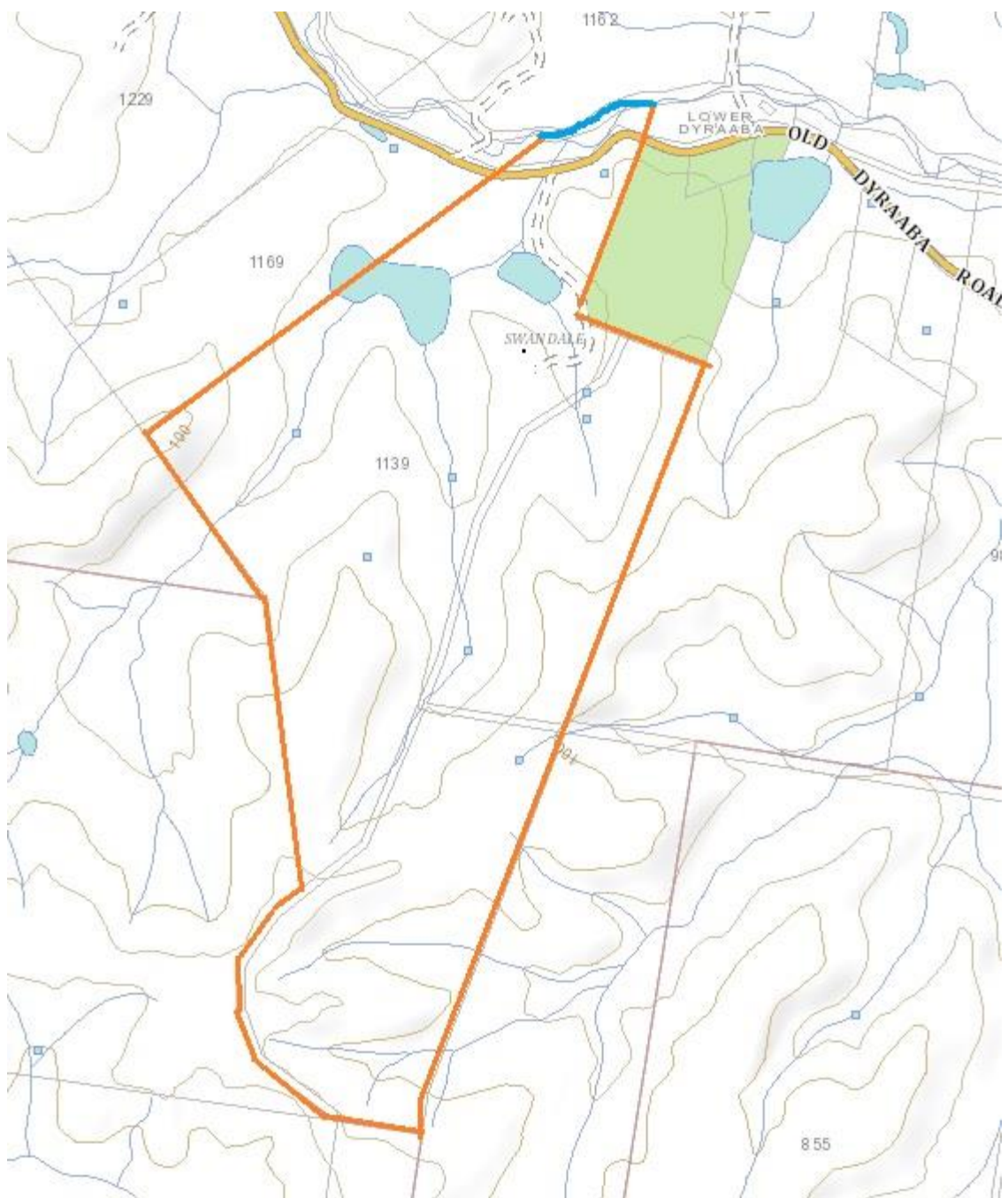












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