



“LOADSTONE” 200 ACRES



FOR SALE \$999,000

Lot 14 Tree Fern Road, LOADSTONE via KYOGLE NSW 2474

PROPERTY DESCRIPTION: Lot 14 DP1036751 AREA: 80.1 HECTARES (200 Acres)

LOCATION: "Tree Fern Road" Loadstone is located approx. 133 km's from Brisbane just off the Lions / Grady's Creek Road and approx. 34 km's from Kyogle on the North Coast of NSW.

HOMESTEAD: 4-Bedroom timber constructed house with a metal roof and steel piers. The house includes a lounge/media room with views of the property through the three-sided windows, there is an ensuite in the main bedroom plus a walk-in robe. The three other bedrooms have built-ins robes. The kitchen is open plan and is equipped with gas stove, gas hotplate, rangehood and pantry. The main bathroom includes a shower, bath, vanity, and separate toilet. The laundry is located at the rear of the house and the house also has two Poly rainwater storage tanks. Power is connected. Note a final occupation certificate is not held for the homestead.

OUTBUILDINGS: They include two colourbond lockup (approx. 108sqm each), detached open style tractor storage sheds with earth floor (approx. 87sqm), a poly-covered dome style greenhouse, aviaries, chook pens, and dog pen. The main lockup shed has power connected.

WATER: Frontage to Brindle Creek.

LAND: An irregular shaped rural/bush lifestyle allotment comprising a steep rise via driveway handle to an elevated moderately undulating part cleared, part timbered plateau of approximately 12 Hectares. The remainder (approximately 68 Hectares) of the land is moderately to steeply or very steeply sloping and heavily timbered. Includes multiple dams. The dwelling attains panoramic unrestricted 360-degree rural valley and mountain views.

All Measurements are approximate only. Prospective purchasers must make their own enquiries regarding the accuracy of measurements.

Property is being sold via auction "as is, where is". Buyers are encouraged to conduct their own inspections of the property.

For more information and to book an inspection, please contact Mike Smith 0413 300 680 or Lance Butt 0455 589 932.



















AERIAL MAP - BOUNDARIES IN GREEN



