



**“WADEVILLE” 123 ACRES**

# “WADEVILLE”

## PICTURE PERFECT PROPERTY

These three words best describe this versatile Wadeville property down to a tee.

This gentle sloping 50.09-hectare (123.78 acres) estate promises a lifestyle of serenity and endless potential for the discerning buyer keen on livestock rearing, horticulture, small cropping, or stud breeding.

Only an hour's drive from the picturesque coastal town of Byron Bay and equally accessible from the regional hubs of Murwillumbah and Lismore, this acreage boasts a tranquil setting with the convenience of local amenities. Just a stone's throw away, the charming Barkers Vale school and the community hub at Wadeville Store offer a slice of rural community spirit.

The property features a quaint one-bedroom cottage, perfect for weekend retreats or as a cosy residential nook amidst nature's splendour. Supplementing this is a robust steel and timber lockup machinery shed and workshop, as well as a fully equipped steel stockyard and additional storage shed, all ready to facilitate your agricultural ventures. 3 Phase Power is connected to the machinery shed and single phase on the creek.

Rich volcanic soils enriched by a 13ML irrigation licence from Frenchs Creek provide fertile ground for a variety of crops and pastures, with the capacity to sustain up to 60 breeders. The estate's flora is diverse, boasting both lush rainforest canopies and robust hardwoods, a testament to the land's fertility and natural beauty.

Water resources are abundant, with the property cradled by Frenchs Creek, supplemented by spring and catchment dams, and augmented with ample rainwater storage tanks. Picture-perfect vistas of undulating hills and mountain ranges complete the offering, making 66 Old Tweed Road a canvas ready for your rural masterpiece.

For an opportunity to truly appreciate the magnificence of this semi-rural sanctuary, arrange a viewing with Mike Smith on 0413 300 680 and start envisioning your future amid the splendour of Wadeville.















