



**“WINNABURRA” @ LYNCH’S CK**



## **“WINNABURRA” WITH CYRSTAL CLEAR WATERS**

### **Location:**

Approx. 26 kilometres northeast of Kyogle via Lynch’s Creek Road, 10 Km's from Wiangaree, 60 kilometres south of Beaudesert, 137 Km's to Brisbane and a bit over an hour 20 to Evans Head beach and Ballina airport.

The property can be accessed via Lynch’s Creek Road, Sime’s Road (off the Lions Rd) and Forest Road, which is the **“Gateway to the Border Ranges National Park”**.

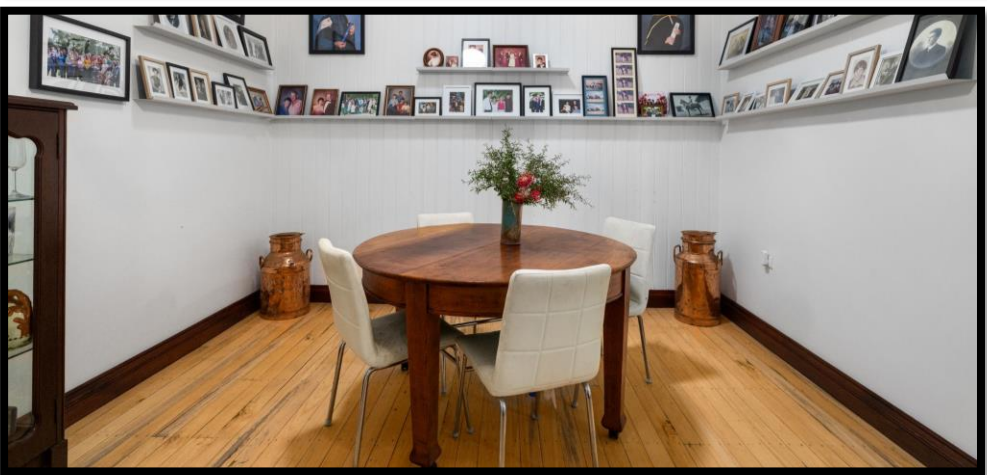
**Area: 100.27 hectares (247.7 acres) Lot 2 DP131183 & Lot 13 DP113020**

### **Improvements:**

Include a 4-bedroom brick and tile homestead featuring, polished Teak flooring, 4 bedrooms, 2 dining rooms, formal sitting room, office, laundry, modern kitchen, a large billiard / entertaining room accommodating a full-size table, 3 bathrooms, covered front porch and two rear and side covered patios. Comforts include 5 reverse cycle split system air conditioners and 2 fireplaces. A built-in garage is underneath the home with direct access into the home via a staircase, the garage could be easily converted into a separate living area. The house also features several lead lighting windows.

There are substantial work sheds and vehicle accommodation which include –

- \* 3 Bay 13m x 7m colour bond Shed with 3 roller doors, fully concreted floors with mechanic’s pit and power connected
- \* 5 Bay shed 19m x 9m with high ceilings and a 3.5m door clearance ideal for RTV, Caravans, Tractors etc, constructed of steel with colourbond sides and roofing, sliding doors and concrete flooring. Power is connected.
- \* Besser block shed 23m x 41m iron and with a loading dock, kitchen, shower and toilet, concrete and slated flooring suitable ideal for storing machinery (ex-Piggery Building).
- \* Dairy building is approx. 14m x 11 is used for storage and horse stables.
- \* Besser Block and steel 13m x 23m Shed with an iron roof suitable for storage.
- \* Fully equipped Steel cattle yards, round forcing yard, vet cattle crush with head bale and loading ramp.



## **Country**

The property features the fertile flats on Lynch's Creek and the creek system rising to a series of plateaus and shelves. The natural rainforest and watercourses throughout the property typify the beauty of the region.

Kikuyu, Paspalum and natural grasses are present with Rhodes grass having been introduced in recent years.

The land is subdivided into 9 grazing and horse paddocks. The fencing is in very good condition.

## **Carrying Capacity**

Approx. 60 cows and calves plus horses

## **Services**

Rural power, mail service, telephone, satellite TV and internet, School Bus to Kyogle and Wiangaree. Kyogle has all the services of a major service centre including banks, rural merchandise suppliers, hardware, local hospital and medical facilities. Sporting and recreational facilities. A system of 24 solar panels supplements the power supply cost.

## **Rainfall and Water**

Annual rainfall historically more than 1,500 millimetres (60 inches)

A fully equipped bore services the home, gardens and stock water. Water is pumped to two header tanks, then the water is gravity fed down to taps and troughs. There is another solar powered bore system servicing 2 water troughs on the higher plateaus with a line down to the house. There are numerous springs traverse the property with 660 metre frontages to Lynch's Creek being the main source of water on the southeastern boundary.



**The Offering:** includes all improvements on 247 Acres of well-balanced grazing and lifestyle country. “Winnaburra” is located only two properties away from the Border Ranges National Park entry ([www.nationalparks.nsw.gov.au/visit-a-park/parks/border-ranges-national-park](http://www.nationalparks.nsw.gov.au/visit-a-park/parks/border-ranges-national-park)), which includes Sheep Station Creek, Brindle Creek, The Arctic Beech Tree and of course, The Pinnacle, all within an easy drive, ride or walking distance of this unique property.

The house features walls of Red Cedar and Rosewood plus polished Teak flooring, high ceilings, manicured gardens and trees with outstanding views of the nearby mountain ranges.

Lynch’s Creek flows out of the National Parks and is always has crystal clear waters. The property lends itself to Farm Stays, B&B, Clamping, Camping, Bush Walking, Mountain Bike Riding, Horse Riding & Breeding, Livestock Breeding, swimming & kayaking in the crystal-clear waters of Lynch’s Creek on a hot day.

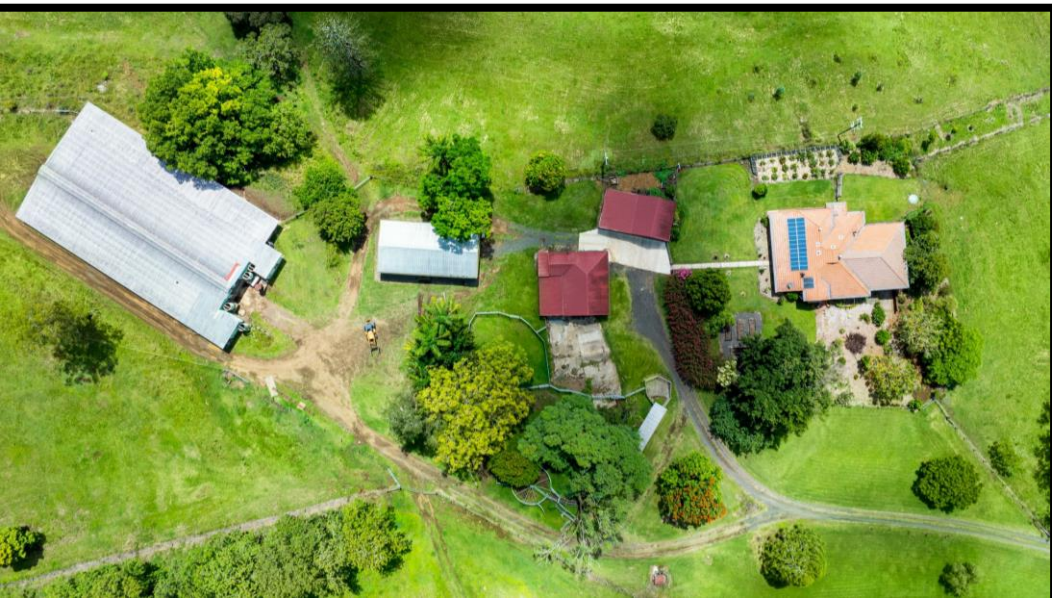
**Comment: “Winnaburra”** is certainly a property that offers many opportunities to live, work and enjoy the peaceful surrounds of Lynch’s Creek. Its proximity to Brisbane, The Border Ranges National Parks and the Gold Coast put it well in front of most properties.

All the improvements including the house, sheds and fencing, are all in excellent condition and the paddocks are well suited to all types of livestock. The house would suit a large family, or B&B and sheds could be utilised into Farmstay, camping or storage. There is plenty of room to build cabins on an elevated ridge and they would have panoramic views of the Border Ranges.

This versatile, unique property is on the market for \$2.5m which is well below the replacement cost.

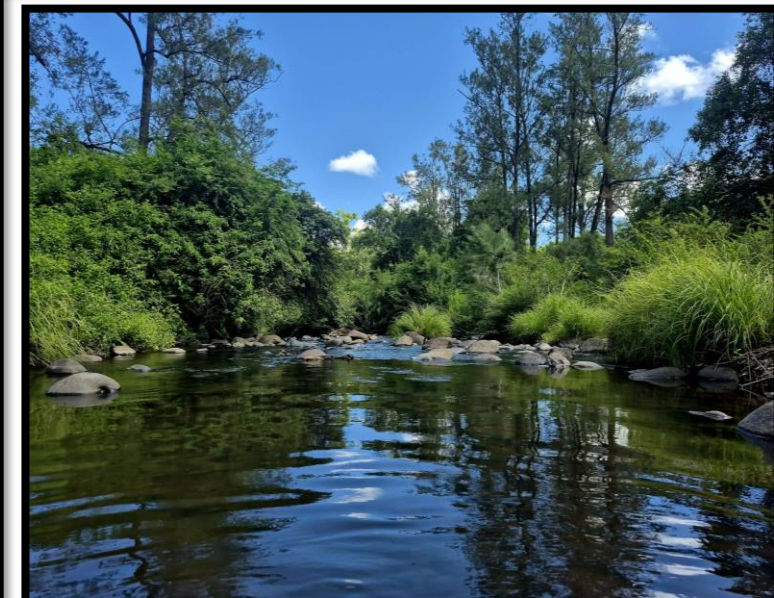
**For an immediate inspection, Contact Mike Smith 0413 300 680 Lance Butt 0405 589 932 or David O’Reilly 0428 299 743**







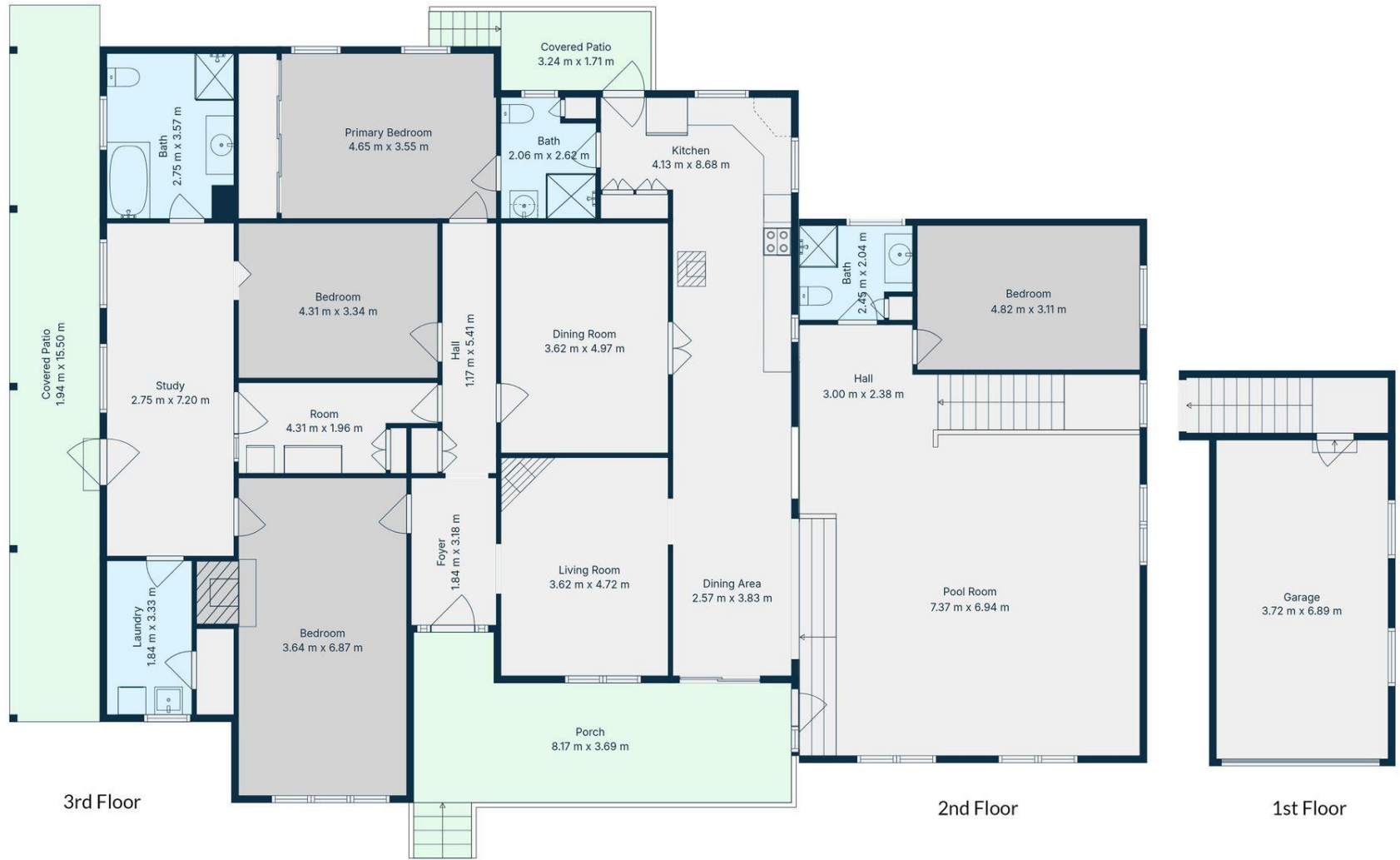
Crtl + WINNABURRA











# 1061 Lynchs Creek Rd, Lynchs Creek

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

4 3

House: 296m<sup>2</sup>

Garage: 26m<sup>2</sup>

Excluding patio and porch areas



TO BRISBANE

Razorback Saddle

Simes Rd

Forest Rd

Forest Rd

Forest Rd

Simes Rd

Forest Rd

Forest Rd

Forest Rd

Forest Rd

Forest Rd

TO KYOGLE

Lynchs Creek

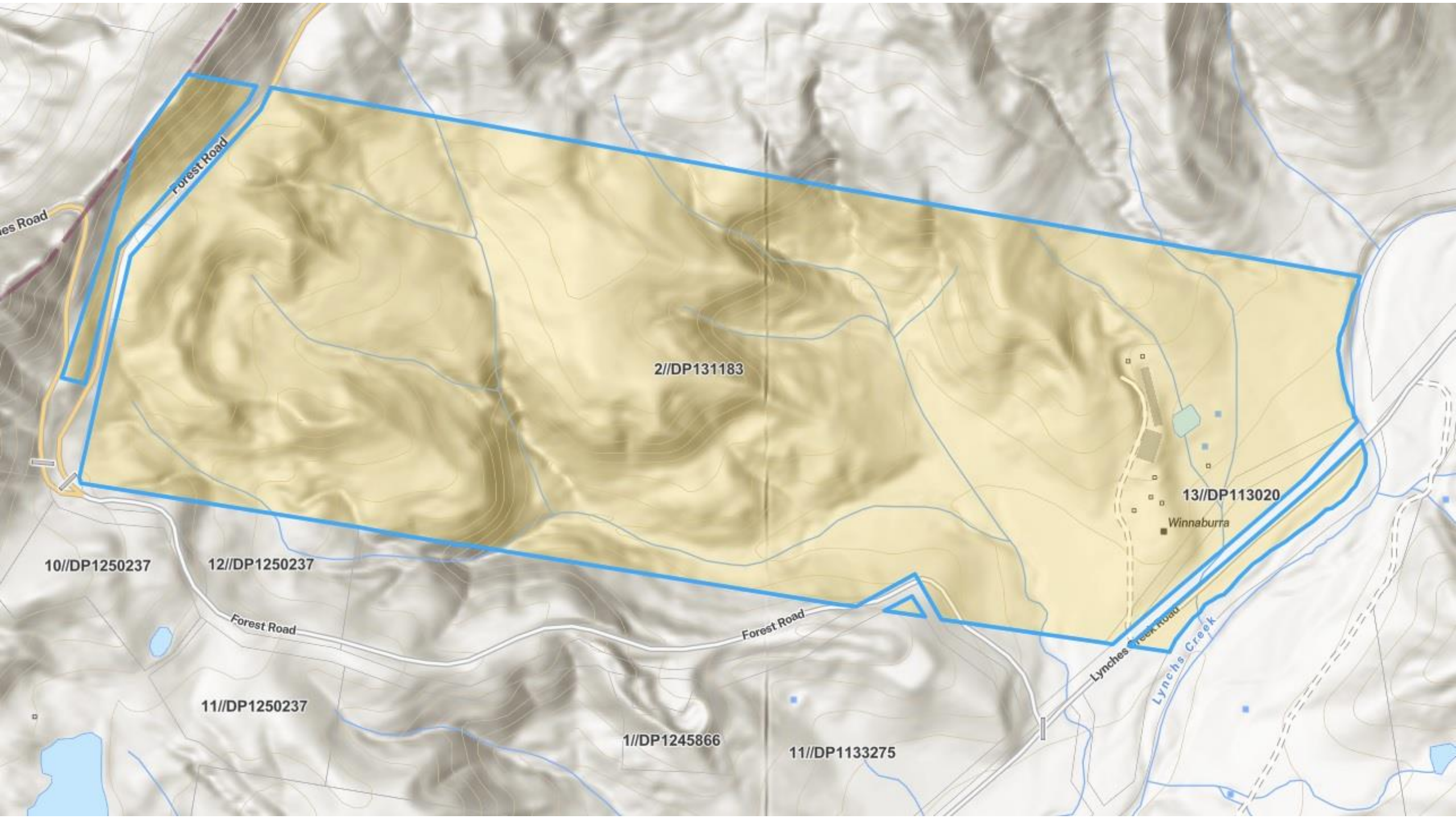
Lynchs Creek

Lynchs Creek Rd

Lynchs Creek

Layers

Google Maps



2//DP131183

13//DP113020

Winnaburra

10//DP1250237

12//DP1250237

11//DP1250237

1//DP1245866

11//DP1133275

Forest Road

Forest Road

Forest Road

Lynches Creek Road

Lynches Creek



BORES

WATER TROUGHS

APPROX. BOUNDARY & PADDOCK LINES

2/131183  
99.31

7061

13/13000  
9.4H

324

10/1250237  
3.7H

1136  
12/1250237  
4.2H

100 m