



**“KILLALOE” 136 ACRES \$1.85M**

"Killaloe" is situated between the picturesque valleys of Green Pigeon & Collins Creek and has Fawcett Creek as a boundary.

In recent years the property has been a very successful dairy, stud cattle property and can run 50 commercial cows and calves plus grows a mix of Rhodes grass, Rye grass, Seteria and paspalum for productive haymaking.

The land is well balanced with approx. 60 acres of the best fertile creek flats in the area running up into basalt ridges and valleys that have absolutely the best panoramic views possible towards the Border Ranges NP.

Improvements include a comfortable 3-bedroom, 1 bathroom home with an open plan living area, a combustion heater, air con and family room.

Outside infrastructure includes a new 12m x 9m lock up shed with 3 roller doors and suitable for caravans, this shed has a 12m x 4.6m skillion, a two-bay steel machinery shed, 2 sets of steel stockyards with water, a dairy building and there is excellent fencing throughout the property.

The paddocks are watered by 2 fully equipped bores, gravity feeding to several water troughs, plus access to Fawcett Creek and 4 dams, and are subdivided into grazing and hay paddocks accessed by a laneway.

A school bus to primary and Kyogle High School and the mail run are right at the front door and the property is in close proximity to a small rural primary school.

This property is located approximately 15 minutes north of Kyogle, 2.5 hours to Brisbane, and 1.5 hours to the Gold Coast and northern beaches of NSW.

Inspections are by appointment only, by contacting Lance on 0455 589 932 or Mike 0413 300 680































