

**1232 Old Dyraaba Road, Lower Dyraaba, NSW 2470**



**Mixed Farming For Sale**

Wednesday, 15 May 2024

1232 Old Dyraaba Road, Lower Dyraaba, NSW 2470

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 40 m2**

**Type: Mixed Farming**



Darren Winkler

**\$800,000**

Totally 'off-grid' property with 5kwh solar system, gas hot water but with all modern conveniences is now offered for sale. Situated only 16km from the township of Casino the dwelling sits on 100 acres or 40.47Ha rural property. The natural beauty of property includes a massive sandstone rock shelf, abundant wildlife including wallabies and bird life. The home is a three bedroom 'A' frame styled home with two bedrooms on the southern end of the house with access to the wrap around verandahs and the third bedroom located in a loft style room. The home is open planned with the lounge, kitchen and dining rooms all having views over the property and the surrounds. The wrap around verandah takes advantage of the views and is accessed by nearly every room in the house. Other infrastructure includes; a four bay steel shed with concrete floor, 3 x 5000 gallon tanks supplying water to the house, new livestock water troughs, termite protection barrier and good to excellent boundary fencing, with five paddocks currently in use. The property has a set of cattle yards which includes a crush, loading ramp and holding yard. The estimated carrying capacity is 20 head of cattle. Livestock water is provided from the Dyraaba Creek which is at the front or southwestern boundary. A 'firefighter' pumps the water to a header tank which gravity feeds to the troughs. This property is one not to be missed with proximity, infrastructure and beauty, three outstanding features. Ready for immediate occupation - call now for an inspection.