

# 160 Warrazambil Creek Road, Warrazambil Creek Via, Kyogle, NSW 2474



## Acreage For Sale

Tuesday, 28 May 2024

160 Warrazambil Creek Road, Warrazambil Creek Via, Kyogle, NSW 2474

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 61 m2

Type: Acreage



Suzy Moody  
0429492477



John Wilcox  
0266891498

**\$1,150,000**

Ever take a vacation and not want to leave? This property will have you waking up to amazing National Park views, lush green pastures and early morning swims with the crystal clear waters of the Warrazambil creek, an easy stroll from your doorstep! THE LAND -150 acres (60.1 HA) of clean, predominately level & very fertile black basalt soil, clay loam farm land. -750m private creek frontage to Warrazambil Creek, one of the areas cleanest and reliable creeks. -Lush creek flats and plenty of higher fertile land for frost free fruit production possibilities, previously certified organic with NAASA, and the property has always been managed organically (Owners can provide original soil tests if interested) -Forested hills primarily Tallowood and Brushbox with other species throughout.-Several small dams, 1 spring fed & 2 gullies on the property that run after rain. -Fenced into 3 paddocks with current carrying capacity of approx 40 head of cattle.-Thoughtful plantings of shade and privacy screening trees and shrubs, all nurtured and thriving (around 2,000 planted) will ensure privacy for years to come. -Gentle access to creek bank and deep holes for swimming. -Diesel pump at the creek with piping to 23,000litre header tank for irrigation.-Greenhouse, setup for vegetable and fruit production/irrigation-Secure chook hut-Large variety of established fruit trees-Perfect creek front campsites THE LOCATION-Located in a wide and sunlit valley, on a no through road which leads to some amazing bush walks and waterfalls.-Border Ranges World Heritage National Park at the end of the valley, is the the source of creek and the reason for the crystal clear waters.-Situated just off the tourist drive and 10min to the Border Ranges National Park entrance so has great potential for tourism ventures, -141km and 2hrs to Brisbane via the Lions road-25kms to the town of Kyogle-School bus to local primary and secondary schools THE HOME- House built in 1950's, timber cut from the farm and milled locally- Interior freshly painted with Murabond non toxic paint and natural clay render- 4 light filled and spacious bedrooms, 2 with built-ins.- Mixed hardwood timber flooring through out- Sunny combined lounge, dining and sunroom, with high ceilings, air conditioning and wood heater- Bathroom with separate toilet- Grid connected 8kw solar system installed in 2021- 7kw split air conditioning, can be connected directly to solar- 33,000 Litre Grade 304 Stainless Steel Water Tank attached to house- Two Bay concrete floor lock up garage/workshop This is a tightly held location with rural properties rarely coming to market so do not delay to call and arrange inspection. ☎ ☎