

# 522 Kyogle Road, Byangum, NSW 2484

## Other For Sale

Monday, 27 May 2024

522 Kyogle Road, Byangum, NSW 2484

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 31 m2**

**Type: Other**



Terase Davidson

## Expressions of Interest - closing 3rd July 2024

Never before have these unique agriculturally rich properties totaling approximately 204 acres (82 hectares approx.) been available to purchase in one line at the same time! The Northern Rivers is well known for its sub-tropical microclimate and fertile volcanic soils, creating ideal conditions for a wide range of agriculture pursuits. The Green Caldera in which these properties sit, further helps set this outstanding parcel of real estate apart. FOR SALE by EOI | 554 & 522 Kyogle Road, Byangum AND 28 Tyalgum Road, Murwillumbah. Across these three properties is a vast network of existing infrastructure including; town water, bore water and NSW water licenses, milking shed, cattle crush and cattle yards, stables, horse shelters, extensive network of quality sheds, three houses plus one additional building entitlement, electric fencing for cattle and horses, network of underground irrigation infrastructure, cattle troughs, extensive internal driveways and laneways and much more!

**522 KYOGLE ROAD, BYANGUM** - 76 acres approx. / 31 hectares approx. - Modern brick home; 3-bedroom, 2-bathroom house w pool plus alfresco entertaining area, two carports housing 3 cars, separate shed / office with air con, town water and septic - Original workers cottage; 2-bedroom, 1 bathroom, garage, filtered bore water and septic - Potential for residential subdivision STCA - Milking shed, cattle crush and concrete cattle yards, vet crush, 3 phase power, access to bore and Tweed River irrigation water - Besser block calf shed - Paddocks on both sides of Kyogle Road - Tunnel under Kyogle Road to move livestock from the main paddocks to river side paddocks - Underground irrigation pipes for irrigation across the paddocks - Underground pipes linking bore water to troughs - Solar electric fencing for cattle and horses - Shed for horse trailers / machinery shed - 3 x Irrigators - Bore water - 3 phase power - Mains power - Zoned RU1554 KYOGLE ROAD, BYANGUM - 86 acres approx. / 35 hectares approx. - 3-bedroom house, master w ensuite, family bathroom w separate WC, walk-in robe and wide verandah to capture those iconic views! - Pool - Town water, tank water and septic - 7 bay horse stables, lock up feed shed and tack room - Stables offer insulated roof and undercover walk-way - Large insulated office / lunch room with full kitchen, WC and shower - Large Hay and Machinery Sheds - Steel horse round yard - 17 horse / cattle shelters - Show jumping and two equine arenas - Fenced carpark - Water troughs and solar electric fencing - NSW water license to pump from Oxley River 90 mega litres - Mains power - Zoned RU128 TYALGUM ROAD, MURWILLUMBAH - 42 acres approx. / 17 hectares approx. - Building entitlement (STCA) - Cattle troughs - NSW water irrigation license - Water pump and power for pumping water from Tweed River 60 mega litre - Water troughs and mains power electric fencing - Gates to move cattle from 28 Tyalgum Rd to 522 Kyogle Rd - Zoned RU1

This outstanding parcel of prime real estate is located approximately 4.6km from the vibrant town centre of Murwillumbah offering the perfect blend of rural charm, with a cosmopolitan café and restaurant culture. Murwillumbah is ideally situated, with easy access to the Gold Coast International Airport. And within easy reach of the Gold Coast theme parks, shopping precincts and entertainment venues of the Gold Coast, Tweed Valley Hospital and the pristine beaches of Kingscliff and Cabarita.