

6 Palm Road, North Tumbulgum, NSW 2490



Lifestyle For Sale

Friday, 1 March 2024

6 Palm Road, North Tumbulgum, NSW 2490

Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 23 m2

Type: Lifestyle



Belinda Franks

Auction - Wed 10th April 2024

Welcome to "Wyalusing" (meaning: where two rivers meet). This wonderfully peaceful and private acreage retreat in North Tumbulgam sets itself apart from many, with a perfect balance of nature and farmland 60 acres (approx. 35 acres clear arable acres), cradled within a hidden valley accessed from Dulguigan Road within a superbly convenient location:- Murwillumbah is just 14 mins (13km), - Cabarita Beach 24 min - (22km), - Tweed City Shopping Centre 20 mins - (21km), - Salt - Kingscliff 21km for fine dining 24 mins - (21 km),- Gold Coast International Airport 25 mins - (27km), - The new Tweed Valley Hospital 20 mins - (17km), - Easy commute 13 mins - (12km) to connect north/south on the M1. - Tumbulgam village is just a few minutes away (5.6km) for Tumbulgam Tavern, cafes for casual dining and boat ramp for boating and water sports on the Tweed River. 60 flood-free acres;- 35 acres (approx.) all usable arable acres to the front for your livestock, horses or agistment, self-sustainable cropping or perhaps a home business. - Untouched bushland at its back door brimming with wildlife- Extensive infrastructure in place; water reticulation, fencing, shedding, cattle yards, stables- Access by a well-maintained concrete and gravel driveway with highly efficient water run-off management. The rear boundary of the property meets Hogans Road and the Duroby Nature Reserve. A substantial country home;- Commanding elevated outlook across the property out to the valley beyond. - Enscenced by lush leafy gardens and mature trees with reliable afternoon easterly breezes. The fully fenced yard is perfect for keeping children and pets safely contained.- 3 levels of brick, Western Red Cedar and Australian hardwood construction with custom metal work and hardwood trims providing comfortable amenity throughout;- 5 bedrooms across 3 levels;- Living spaces on 3 levels including dual living options with its own entry - Large kitchen with room for butler's pantry- Hardwood floors, raked cathedral ceiling, exposed beams and wood burning fire place on the main living level with full length covered verandah for outdoor living and dining,Shedding:Double garage size workshop with 3 additional vehicle bays. Shedding at the bottom of the property would be ideal for chickens, stables & tack room, tractor & float parking.Cattle handling facilities:The yards are well equipped to manage a herd with steel guard rail panels, steel posts and hardwood rails and steel custom made crush. A covered working area adjoins the yards with a holding paddock adjoining.The infrastructure in place across the property is comprehensive and substantial, having been well-conceived, implemented and maintained;Water: 86,000L for domestic use and 30,000L for livestock (gravity fed), spring-fed dam for back-up water supply with new pump, 2 spring-fed streams (seasonal from bushland behind house), house is serviced by Solar hot water (300L) Potential to harness existing billabong and additional dam for further water holding resourcesLivestock troughs in all paddocks have underground gravity-fed lines with shelter to keep the supply clean and cool.Fences:Steel posts & gates with barbed wire and electric stand-offs in excellent condition. Fence Control panels at both upper and lower shed sites.Solar:6 kw Solar power (grid connected) installed 2020Fruit Trees:More than a dozen Mango trees, an established orchard with citrus varieties, passionfruit, macadamias, pomegranate, lychee, jaboticaba, feijoa, star apple, star fruit, pear, peach, plum to name a fewBirds & Wildlife:An extensive list of birds and animals frequent the property and wildlife corridor at the rear.Larger acreage properties in such a prime convenient location are few and rarely available. We recommend your inspection at any of our scheduled Open Homes to appreciate all this property has to offer. Feel welcome to request a copy of the Information Memorandum from us.Our vendors have provided instructions to sell the property at Public Auction on Wednesday 10th April, 2024This property is proudly presented by Belinda Franks from Evergreen Exclusive Estates. Disclaimer: The information provided, including property details such as dimensions, pricing, photos, and descriptions, is sourced from third parties for your convenience. Real Specialists cannot guarantee its accuracy and disclaims all liability for any losses or damages arising from its use. Users are advised to verify information independently and consult legal counsel for property inquiries. Prices on the Website are subject to change.