

3164 & 3255 Kangaroo Creek Road, Kangaroo Creek, **RayWhite**

NSW 2460

Mixed Farming For Sale

Saturday, 29 June 2024

3164 & 3255 Kangaroo Creek Road, Kangaroo Creek, NSW 2460

Bedrooms: 5

Bathrooms: 2

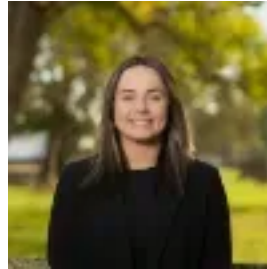
Parkings: 10

Area: 485 m2

Type: Mixed Farming



Jake Kroehnert
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Tayla Lavender
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AUCTION

Auction Details: Wednesday 31st of July 6.00pm Grafton District Services Club Nestled in the scenic landscapes of Kangaroo Creek, this unique rural property spans an impressive 1,200 acres across three parcels at 3164 and 3255 Kangaroo Creek Road. Just 45 minutes from Grafton's CBD, this expansive offering combines functionality with serene country living, featuring a rich array of natural resources, infrastructure and multiple income streams. Our seller has given clear instruction - new owners are to be welcomed upon the fall of the hammer. Please do not perceive this property to be beyond your reach. We are selling. The primary dwelling boasts three bedrooms, each equipped with built-in robes, and a single bathroom. The heart of the home is an open-plan kitchen and dining area, flowing into a cosy living space. Comfort is assured with a reverse cycle air conditioner, and the large outdoor living space adds to the home's charm, complete with a storage room and laundry facilities. Please refer to the floorplan provided for an understanding of the layout. Accommodating versatility, the second dwelling on the estate features a spacious open-plan arrangement incorporating the kitchen, dining, and living areas. This residence also includes two bedrooms, one bathroom, and an inviting undercover outdoor entertaining area, perfect for relaxation or hosting gatherings. This dwelling is self-sufficient, equipped with its own generator, gas-powered fridge, freezer, and hot water system. It is ideal for guests, or perhaps an onsite farm-hand depending on the new owners requirement. Practicality is key with two farm/machinery sheds (one powered), a hay shed, and two sets of stockyards. Three 22,000-litre water tanks and three pressure pumps, ensuring ample water supply. A generator powering the second dwelling and a robust solar system on the main dwelling ensure uninterrupted power and energy efficiency. The estate is divided into 10+ separately fenced paddocks and is equipped with multiple water troughs and several dams, supported by an average annual rainfall of 60 inches, ensuring lush pastures capable of supporting up to 250 cattle. The Towallum River enhances the landscape, running through the property alongside multiple dams, which are vital for livestock. Both houses sit on flood-free sites, ensuring peace of mind during adverse weather conditions. The property presents several potential sites for additional house building, offering breathtaking views and privacy, ideal for creating your dream home or further development. A notable feature is the on-site quarry, rich in blue metal and gravel, presenting potential income or personal use opportunities. Options for income generation are provided by not limited to the quarry, the sustainable and expansive amounts of timber the turnover of quality livestock provided by the improved pastures. The lucky new owner will have their life well set up here from the word go. Notable features include:

- A total of approximately 1,200 acres
- Main dwelling consisting of 3 bedrooms and 1 bathroom
- Second dwelling consisting of 2 bedrooms and 1 bathroom
- 2 x farm/machinery sheds
- 1 x hay shed
- 2 sets of stockyards
- Water troughs
- 3 x 22,000L water tanks
- 3 x pressure pumps
- Solar system
- Blue Metal/Gravel Quarry
- Forestry lease
- Multiple dams
- 10+ paddocks

This property is set to sell at auction on the 31st of July, offering a remarkable opportunity to acquire a substantial and diverse landholding with extensive rural and agricultural capabilities. Whether you are looking to expand your agricultural ventures or seeking a peaceful country lifestyle, this property at Kangaroo Creek promises to meet all expectations. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.