

2788 Kangaroo Creek Road, Kangaroo Creek, NSW



2460

Other For Sale

Monday, 1 July 2024

2788 Kangaroo Creek Road, Kangaroo Creek, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 9

Area: 212 m2

Type: Other



Melissa Dayes

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\$2,400,000

Welcome to 2788 Kangaroo Creek Road Kangaroo Creek, a productive cattle property of 212.60 hectares (approx. 525 acres) located just 46km south of Grafton in the scenically beautiful Towallum Creek Valley. The stunning homestead coupled with tasteful renovations implemented over the years is the key to securing your ideal rural lifestyle. The property was previously a dairy farm, however in more recent years and specifically currently, it is running with 120 head of breeders with a capacity of up to 150. The property is fenced including 13 paddocks along with fertile cleared areas occupying the land. Water is a feature with double frontage to permanent Towallum Creek, 10 spring fed dams and a 4 mega-litre water licence along with abundant rainwater storage. Most of the property is cleared with steeper timbered country in the north giving way to a broad fertile valley floor with areas of creek flats and low ridges available for cropping leading to gently undulating low hills in the south. Take advantage of the powered connected large Colorbond machinery shed and workshop, along with a new 5-bay Colorbond shed that have been constructed and accommodate all of your storage needs. A set of steel and timber stockyards with high and low loading ramps are in good condition and ready to be utilised. Further development of the property could create an opportunity for an increased income stream for the new owners if they desire. A 6kw solar panel system will definitely be appreciated with the continuing rising cost of electricity. The idyllic timber homestead has been carefully renovated while still paying homage to the old charm with a modern touch. The expansive floor plan allows for three generously sized bedrooms with the impressive master suite comprising an office, a large walk-in wardrobe and ensuite, not to mention the access to the veranda through french doors overlooking the incredible landscape. A kitchen of your dreams, the large modern kitchen with open plan dining complements the home with an original wood fuel stove along with new gas cooking. Situated within the heart of the home this space poses the perfect place to host Christmas lunch allowing for the family to come together. Just imagine winding down in the living area with the fireplace keeping the space cosy in the cooler months. Ducted air conditioning throughout provides year round comfort. The main bathroom is luxurious and sizable, complete with a large shower and additional spa bath. The rural landscape is absolutely spectacular, you can enjoy these views and have the best of both worlds with a large veranda to the front and rear of the home. The scenic amenity is second to none, only on inspection can you gain a full understanding of the sense of peace and tranquillity the picturesque landscape provides. If you're in the market for a rural property alike you will know that properties of this calibre are few and far between. Don't wait, this is not an opportunity you want to let pass you by. For more information or to declare your interest contact Melissa Dayes on 0467 000 447. Melissa Dayes Licence No. 20310310DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.