



“A VISION SLENDID”

A VISION SPLENDID – 220 Upper Stratheden Road

Presenting a once-in-a-lifetime opportunity to acquire one of the region's most exclusive ridge-top estates, nestled within the prestigious golden triangle and only 20 minutes from Kyogle and Casino. This 100-acre sanctuary is meticulously crafted for those who seek only the finest and is available to a select few.

The Main Homestead

This beautifully designed four-bedroom, two-bathroom residence is an ideal sanctuary for families. Spacious wraparound verandahs invite you to enjoy breathtaking views extending to Mount Warning, creating a seamless connection between indoor comfort and outdoor grandeur. Thoughtful landscaping surrounds the home, blending a harmonious mix of gardens and manicured lawns for a tranquil, inviting atmosphere. A fully fenced garden area provides peace of mind, ensuring children and pets can play safely within the grounds. A convenient double lock-up garage offers ample space for vehicles and includes an additional internal toilet for practicality. The productive orchard boasts mango, lychee, orange, kiwi fruit, lemon, and mandarin trees, while secure chicken pens are nestled under a large mulberry tree, enriching the estate's appeal. A private front garden, lined with trees and shrubs, offers complete privacy and serves as a peaceful haven for local birds.

The Cottage

This elegantly renovated, self-contained two-bedroom, one-bathroom weatherboard cottage adds versatility and charm to the estate, offering additional space for guests or family. Functional spaces such as a study and laundry cater to the practical needs of daily living. An inviting veranda is perfect for relaxation or entertaining, enhancing the cottage's appeal. The cottage is ideal for guests or generating rental income, making it perfect for an extended family or those seeking additional revenue.

Both homes are serviced by 30,000 gallons of rainwater storage, ensuring sustainable and reliable water supply throughout the property.

The Land

The land features gentle undulations, thoughtfully divided into 14 easily managed paddocks, creating a landscape that is both visually appealing and practical for livestock. A reliable water supply is guaranteed by multiple spring-fed dams and a creek, providing consistent water for livestock. Much of the property has been newly fenced, offering added security and ease of management. The cattle yards are conveniently positioned with all-weather road access, simplifying farm operations. A large machinery shed, equipped with a cool room and secure bays for chemicals and tools, easily supports operations for a farm three times this size. Designed for easy navigation, the property simplifies farm management for owners and staff alike. Equestrian facilities include two undercover stables and a round yard, catering to horse enthusiasts and adding to the property's versatility.

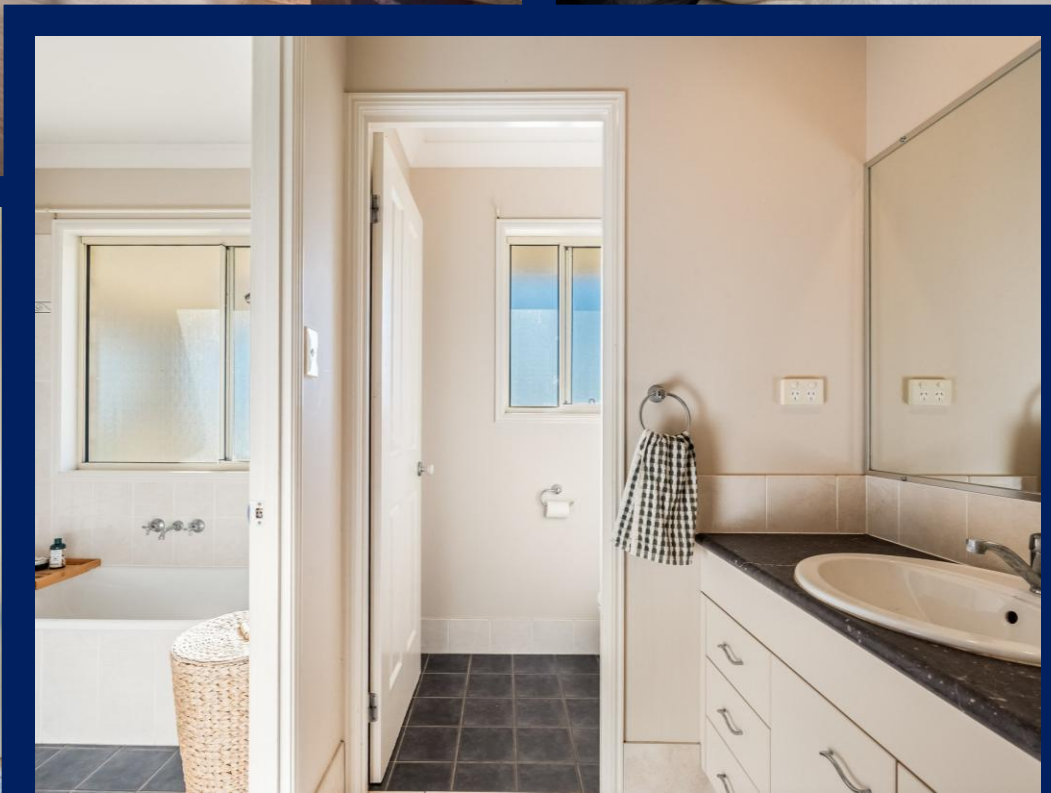
Don't miss this extraordinary opportunity to own a slice of paradise that perfectly balances agricultural potential with family living. Schedule your viewing today and experience the beauty and serenity of this exceptional farm for yourself! Contact Lance today on 0455 589 932.













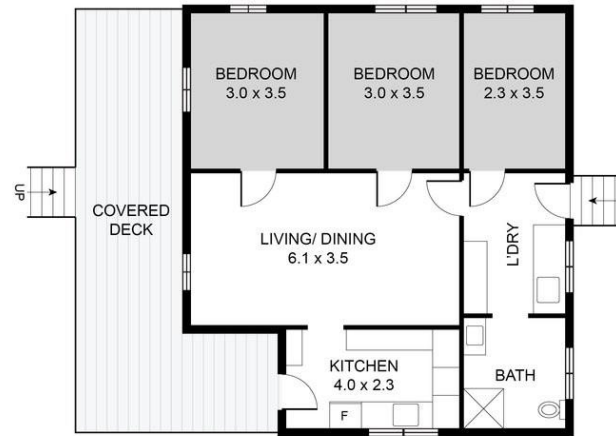




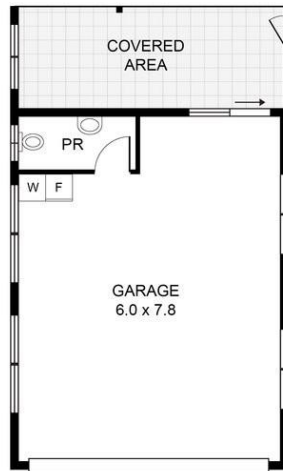




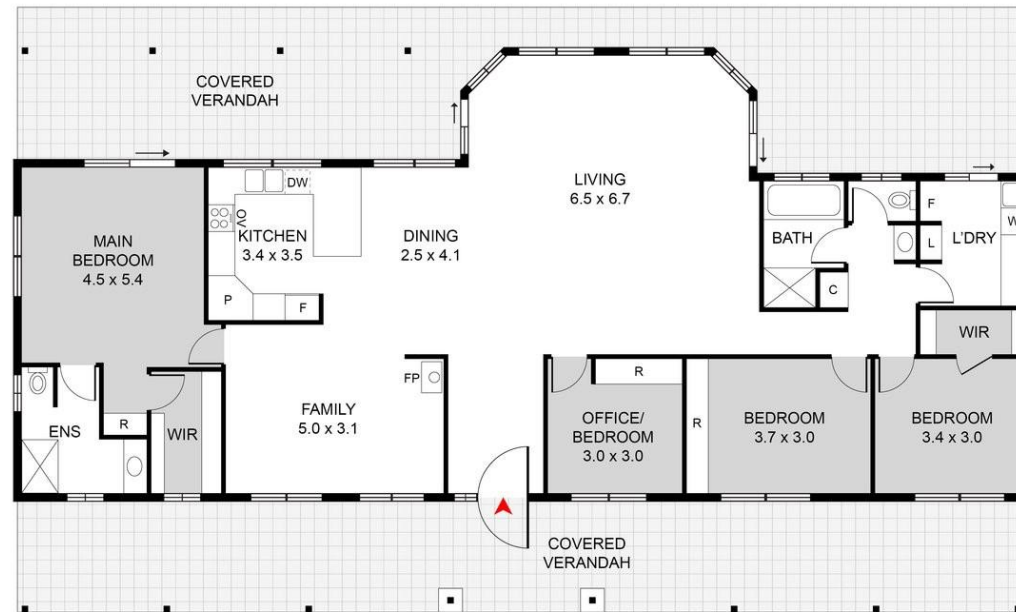




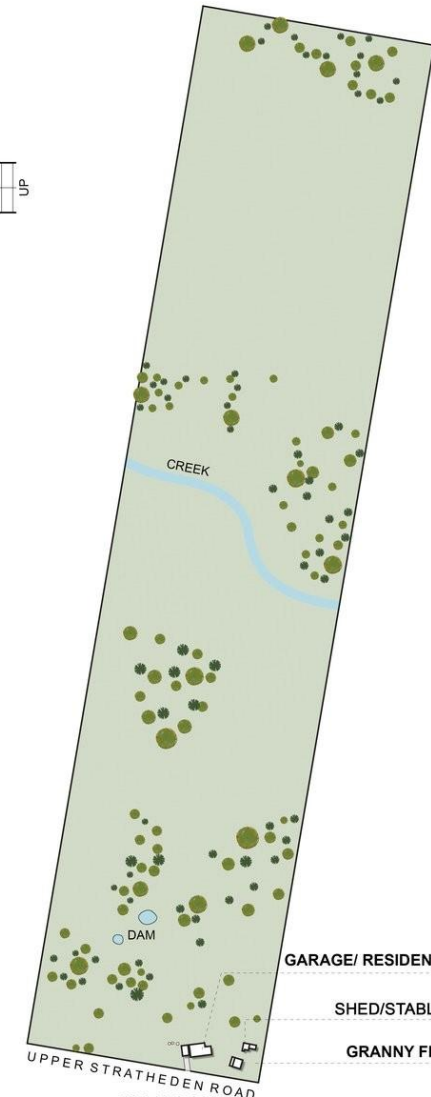
GRANNY FLAT : 76m²
(NOT IN POSITION)



GARAGE : 47m²



RESIDENCE : 184m²



SITE PLAN
(NOT TO SCALE)

220 UPPER STRATHEDEN ROAD, STRATHEDEN

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE -	260m ²
EXTERNAL FLOOR SPACE -	167m ²
GARAGE -	47m ²