

"TOP OF THE RANGE" 177 ACRES

"TOP OF THE RANGE" – 177 Acres of Prime Country

This property is immaculately presented and is situated only minutes' drive from township of Woodenbong which is less than 2-hours' drive back to Brisbane.

This 177-acre beauty is something special with every inch of it providing a vista almost unrivalled. The homestead sits beside the Mount Lindesay Highway providing bitumen access to the door and giving an almost residential feel to it.

The solid timber homestead has three bedrooms, a large kitchen and dining area with a separate living area and carport. The manicured gardens and lawns are a feature of the homestead. There are two gardens' sheds and a nursery for the garden enthusiasts.

Apart from the homestead, there is one of the most magnificent panoramic building sites you could wish for to put a second dwelling on and have uninterrupted views of the country side.

Behind the house there are a large set of fully equipped steel cattle yards which include a vet crush and steel loading ramp. The yads are connected to laneways and a holding paddock, alongside which there is an old dairy building and hay shed. The old dairy could be made into a great entertaining spot. A gravel driveway takes you from there out into the grazing paddocks where you will find Kikuya in abundance. The paddocks have been well maintained and are in excellent condition.

Hoop pines and various Eucalypts stand high in the paddocks which provide shade for the cattle plus give the property that old rainforest feels about it.

The property is watered by several spring and catchment dams. To back up the excellent water supply a fully equipped bore provided heaps of water for livestock and gardens. The house has rainwater storage tanks for drinking water straight from the sky. The property has been running 70 cows and calves, with the quality calves, constantly topping the Stanthorpe feature weaner sale every year.

All the improvements are in excellent condition, and this property would make a perfect stud or commercial cattle property and given its position situated between Brisbane, the North Coast of NSW, Warwick and Toowoomba it would make an ideal thoroughbred spelling or cattle breeding property.

Woodenbong is a vibrate rural community and has its own High School and Primary School. A school bus is also provided to students wishing to commute to Kyogle. PRICE: \$1.75M or near offer

For an immediate inspection, contact Lance Butt on 0455 589 932 or Mike Smith 0413 300 680





























