



“EDENVILLE” 170 ACRES

EDENVILLE HOMESTEAD – PRICE \$2.25M or Near Offer

This original “Ellem Family Homestead” is situated close to Kyogle, Casino, Lismore and under 60 minutes' drive to the nearest beach.

The home which offers privacy with panoramic views of the Richmond Valley and has just been tastefully renovated to take in the new with the old.

Features of the house include, 4-bedrooms, modern kitchen, walk in shower and vanity, two fireplaces, air-conditioning unit, vinyl floor coverings, modern light fittings and the interior have just been freshly painted. Around the houses there is a variety of mature trees and gardens.

Outside, there are numerous sheds and barns used for carparking, machinery, implements and storage. Other outside improvements include an old dairy and piggery building, large stockyards with a head bale and steel loading ramp.

The land is well balanced as a property could get, there are areas for cultivation, most of the ridges and valleys have been pasture improved with Rhodes and Seteria grass as well as having Kikuyu, Paspalum, seasonal Clovers and natural grasses. There are six main grazing paddocks and excellent stands of shade timbers throughout the whole property, and it is 90% frost free.

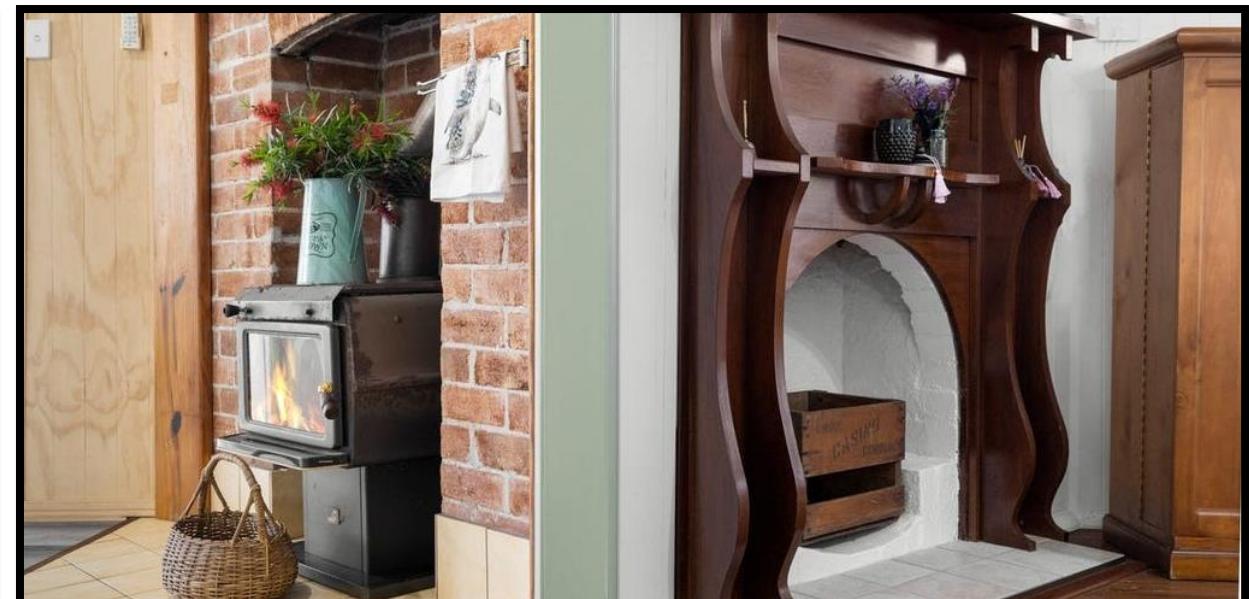
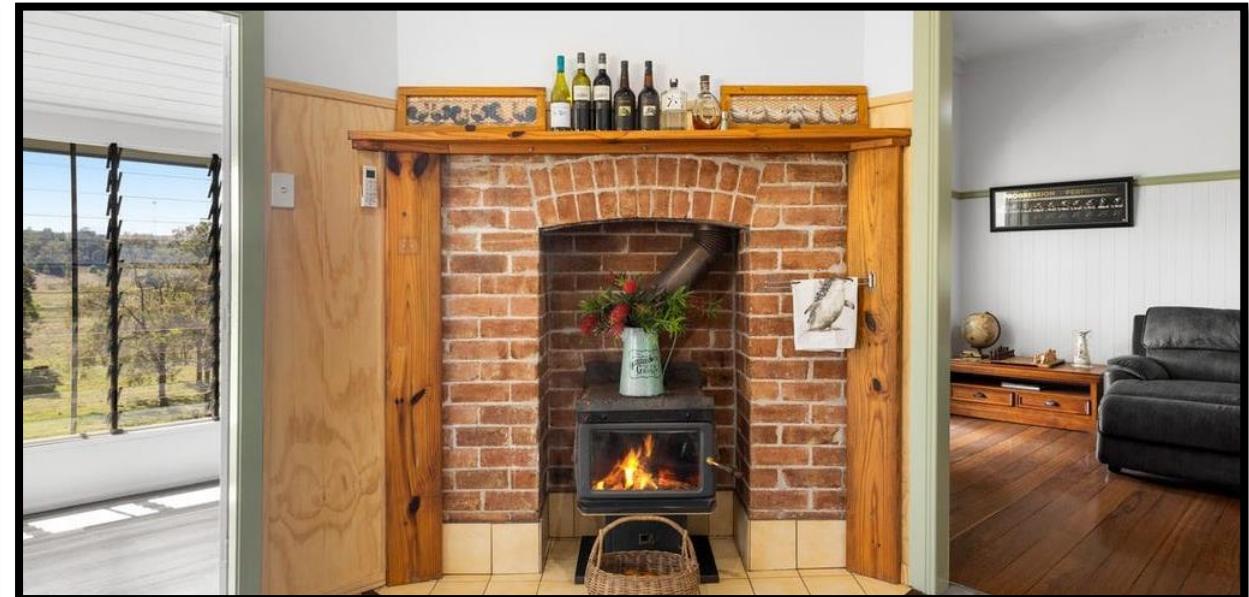
This property would be ideal for stud and commercial breeders, horses and any other type of livestock. Its estimated carrying capacity is 70 breeders.

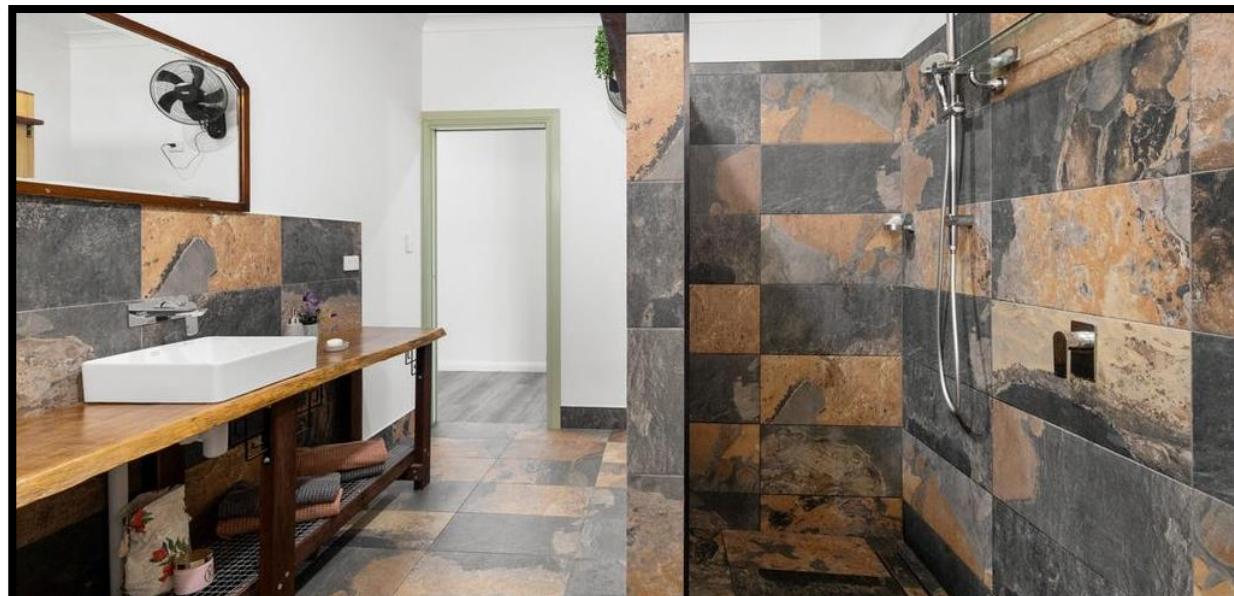
Other features of this well-balanced basalt property are the abundance of water, which is available from spring fed dams, spring fed creek, several water troughs and two wells. One well is equipped with an electric pump which feeds a header tank and then gravity feeds back to the house, gardens and some troughs.

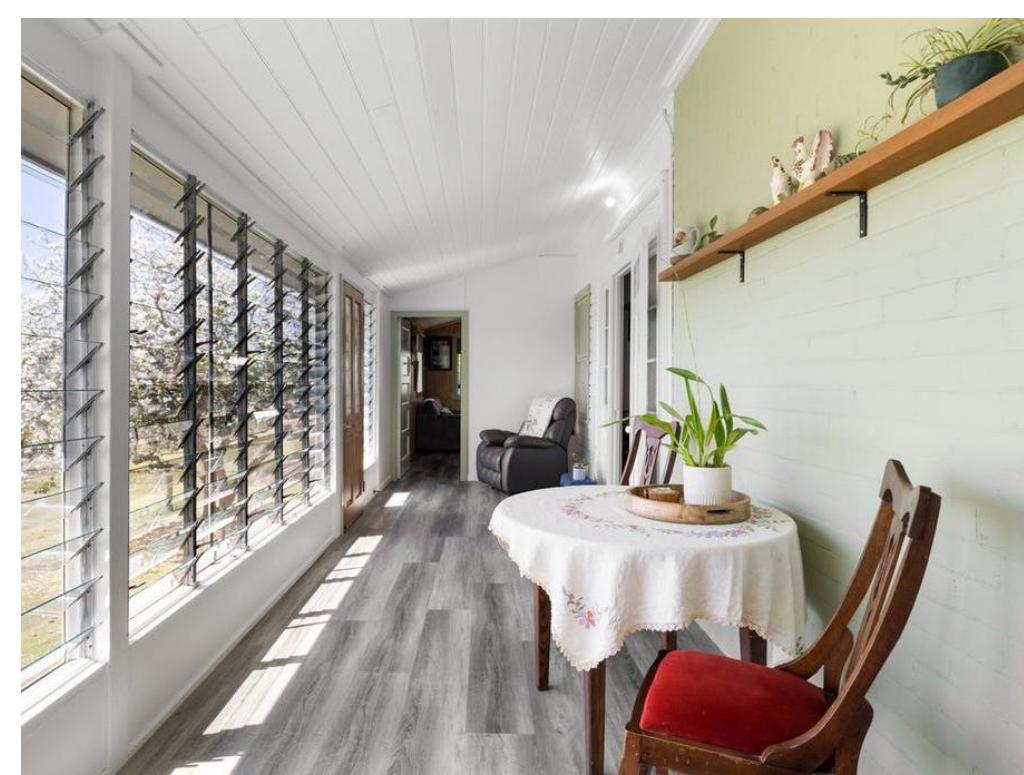
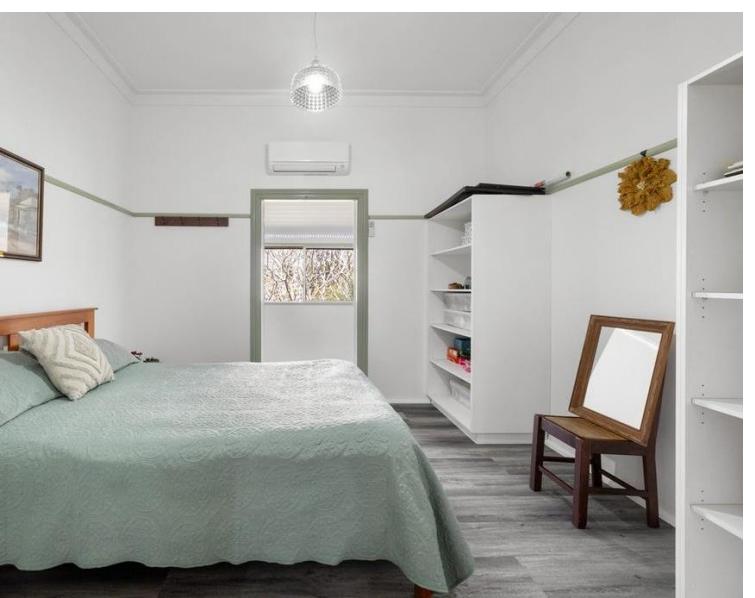
If you would like an inspection of this unique property,

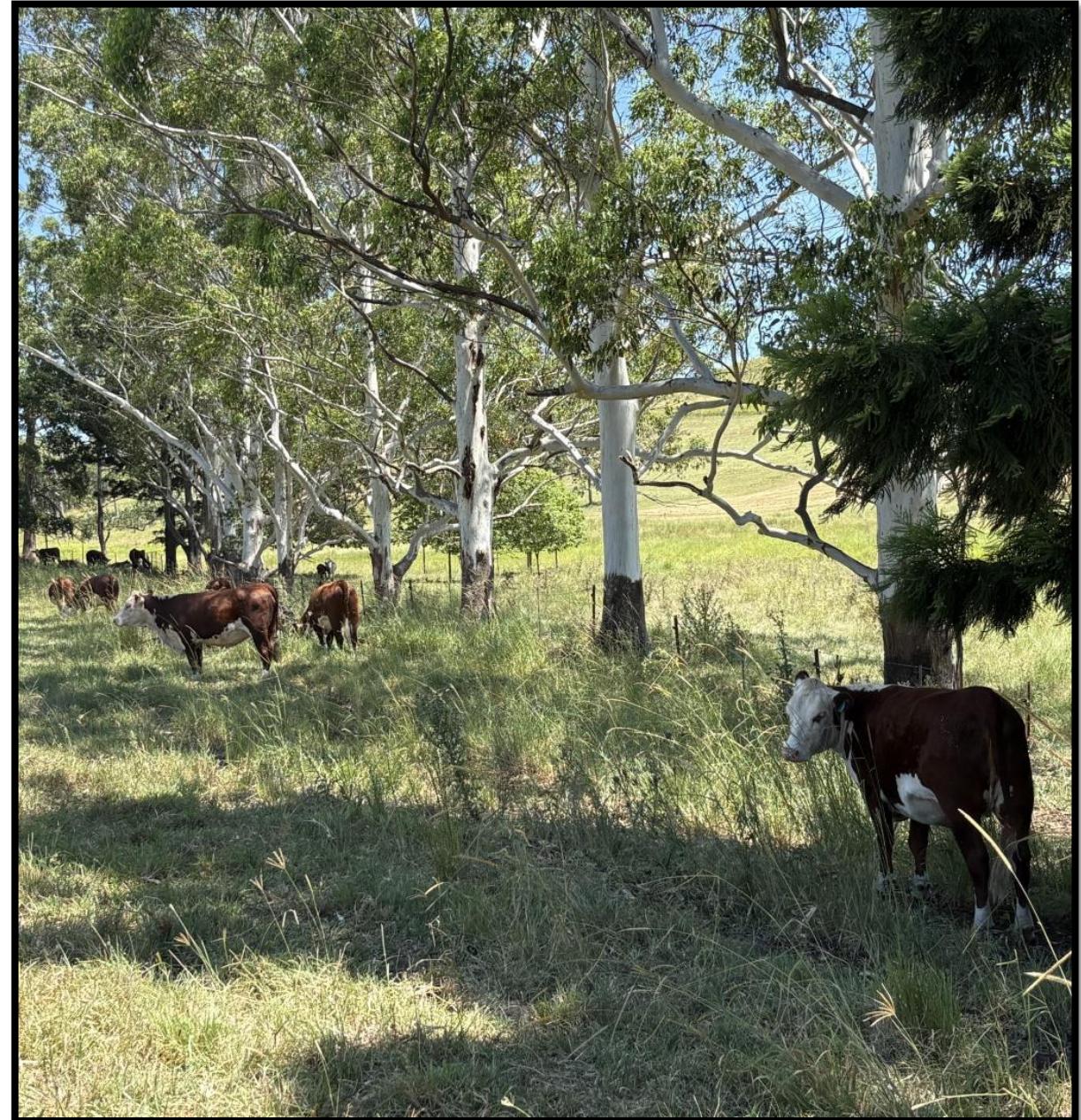
contact Mike Smith on 0413 300 680 or Lance Butt 0455 589 932

NOTE: The owners are willing to sell their property on a "**Walk In Walk Out**" deal which would include all cattle, machinery, plant & sundries and they are motivated sellers.













93 Ellems Road, Edenville



NOT TO SCALE. This information is provided for illustrative purposes only and has been supplied by sources we believe to be reliable. However, all interested parties should make their own enquiries to verify the accuracy of the information contained herein.



