



**“TUNGLBUNG” – 275 ACRES**



**PROPERTY:**

This property is located in the secluded area of Tunglebung just under the Cambridge Plateau which is well known for its 40+ inch rainfall and producing some of the best quality vealers in the Northern Rivers area. "Rocky Tops" has an area of 111.3 hectares or 275 acres of rich volcanic basalt country and boundaries onto the Cambridge National Parks.

The property is running approx. 90 breeders with pastures being mainly Kikuyu, Rhodes grass and natural pastured plateaus and valleys which are watered by spring fed dams and Tryney Creek.

The strength of this property is in the solid pasture base, easy access to fresh water, and ample shelter belts, allowing for a simple rotational grazing program.

**THE RESIDENCE:**

The privacy and seclusion of this farm is a feature, with the home set well back off Tunglebung Creek Road and includes a large 3-bedroom home with built in veranda's, featuring teak floors throughout which were milled on the property. This home offers comfort and all the features of modern living and functionality with a gas hot plate, elec. stove, dishwasher, combustion wood heater, solar hot water, 1 bath-2 toilets and an undercover entertainment area.

**OTHER IMPROVEMENTS:**

Include a large Hay shed/machinery shed, stables, yards, old dairy/workshop fitted with power & cement floor. Large open shed to fit the caravan, tractor, gator and several other outbuildings.

**WATER:**

Water is a feature, having ***"TRYANY FALLS"*** located at the top of this property and giving you, the owner of the property private access to these incredibly beautiful falls and they provide a natural freshwater resource for the livestock, evident in the health and vitality of the cattle located on the property.

There are 4 dams strategically located throughout the property. In addition, a permanent spring, gravity feeds a 50mm water line giving an unlimited and continuous water to the house and improvements.

**NOTE: "Rocky Top"** would be a great property to develop into an Eco-Tourism business with its waterfall, bush walking, panoramic views, lush pastures and healthy trees.

An additional 282 acres which boundaries "Rocky Top" is also available for sale. Jointly both properties are currently running 185 breeders between them.

**AGENTS COMMENT:** For an immediate inspection of this spectacular property, please contact the selling agents Mike Smith 0413 300 680 or Lance Butt 0455 589 932



































