



148 Collins Creek Road, New Park FOR SALE



“Fig Tree Hill” – A Cattle Farm with Subdivision Approval

Located on the outskirts of Kyogle, just 3.8km to town, this 90.716-hectare (224-acre) rural allotment is as rare as a hen’s teeth. As well as being a productive working farm, there is a current Development Consent in place for a four-lot subdivision.

The property has been meticulously maintained and updated as required with the current owner having pasture improved the acreage, sunk a bore, (there are two licenses), renewed the fencing, renovated the cute cottage, added a studio and so much more. This property presents immaculately and is a pleasure to inspect.

The property is a good mix of hill and flat and has 10 paddocks, all with access to water. A large set of cattle yards with concrete race and top-of-the-range Red River Cattle Crush is in place for ease of handling the cattle. There is the capacity to run 120 breeders pending the management of grazing systems.

Shedding is in abundance with a four bay machinery shed attached to the dairy, an additional four bay workshop/machinery shed with two lockable roller doors, and additional skillion extension.

There’s a good water supply with approx. 77,544 litres of rainwater storage, one mains power submersible bore, and one fully automatic solar submersible bore which pumps to separate tanks for stock and house as required.

The home is a beautifully renovated three bedroom weatherboard home featuring high ceilings, hardwood floors, open wood fireplace and four split system air conditioners for year round comfort. A lovely front verandah will take in the beautiful sunsets and capture cooling evening breezes and makes a delightful entrance to the home. A single garage will house your vehicle and the gardens are low maintenance with beautiful commanding Fig Trees as the centrepiece.

Located away from the home, a comfortable renovated air-conditioned studio is perfect for guests and would make an ideal home office.

This property is in such a convenient location - so handy to the Northern Rivers's beautiful beaches and so convenient to Coolangatta Airport. Just 1hr 20min to beautiful Byron Bay & Ballina Byron Gateway Airport & 1hr 30min to Coolangatta Airport.



Lyn Youngberry
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To summarise the features of this delightful property:

- Located on the outskirts of Kyogle, just 3.8km from town
- 90.716Ha (224 acres), pasture improved productive working cattle farm
- Development Consent for a four-lot subdivision
- 2 x registered bores, loads of rainwater storage, 2 x dams
- Property is a mix of hill and flats, divided into 10 paddocks, fencing in excellent condition, capacity to run 120 breeders
- Cattle yards with concrete race and Red River cattle crush
- 2 x four-bay machinery sheds, dairy bails, piggery
- Beautifully renovated three-bedroom home, plus a separate renovated studio
- Home features high ceilings, hardwood floors, wood heater, air conditioning, lovely front verandah
- Lovely low-maintenance grounds with a magnificent Fig Tree as the centrepiece
- So convenient to beautiful Byron Bay beaches, Ballina Byron Gateway Airport & Coolangatta Airport

Fig Tree Hill is a meticulously maintained cattle farm with subdivision approval – a rare piece of real estate not to be missed.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

Water Tank
1 Toilet
1 Living Area
Study
Air Conditioning

Land size

224.00 Ac



Lyn Youngberry

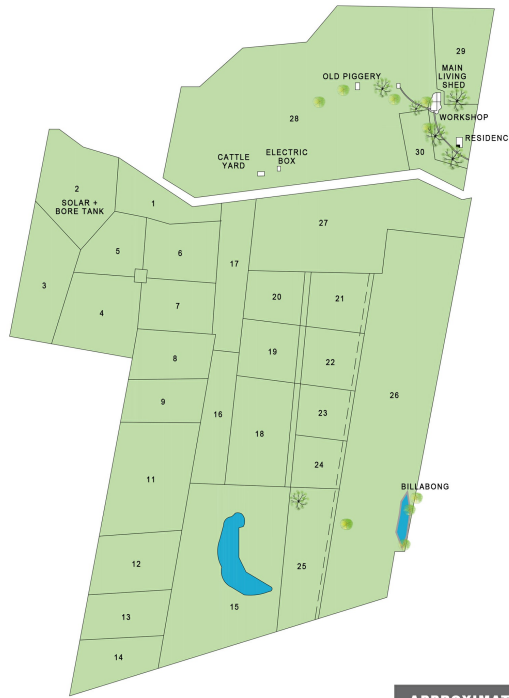
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FLOOR PLAN



148 Collins Creek, Rd New Park

Floor Plans & Disclosures: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representation or warranty of any nature is 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.medadrive.com.au



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APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 126.67m²

EXTERNAL FLOOR SPACE - 15.40m²

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.