

4358 Kyogle Road, Wadeville, NSW, 2474



Rural For Sale

Sunday, 3 November 2024

4358 Kyogle Road, Wadeville, NSW, 2474

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Type: Rural

Rural Lifestyle Opportunity- Suits Cattle, Horse Lovers!!!

This versatile property is priced to sell. With the price guide now \$2.65m-\$2.75m, the owners require the property to be sold in order to secure their next project. As you arrive at the property and prepare to open the gate, be certain to take notice of the meticulous workmanship and quality of the stone wall that greets you. Setting the tone for what you are about to experience. You'll realise that there's something quite special and somewhat 'spiritual' ahead. 'Jingi Walla Farm' is what the farm is currently known as and previously as 'Gundaroo Homestead'. Once a dairy farm and occupying approx. 54.71 hectares (approx. 135.167 acres), this rural lifestyle property now offers so much more for those looking to escape the hustle and bustle of city life in pursuit of a semi-self-sufficient rural lifestyle.

The property offers three approved dwellings. The original homestead, the converted dairy and the cottage, with two currently providing a commercial return from Airbnb and farm-stay. The current owners offer pet-friendly accommodation improving occupancy rates and have proven popular with guests. You could also offer the original homestead as well if you weren't looking at residing at the property and further increasing the potential returns. Alternatively, the property would also suit those buyers with extended families who are looking at coming together and sharing in this rural lifestyle opportunity.

The original homestead is said to be over 100 years old and has been tastefully and respectfully renovated throughout. Retaining many of the original features with the high ceilings, polished timber floors, covered verandahs and stained-glass panels in the entrance doorway. There is another verandah off the kitchen which is perfect for entertaining friends and family or sitting and enjoying a cuppa. The wood combustion fireplace is central to the lounge room and is ideal for those winter evenings, while the reverse cycle AC will keep you cool in the summer months. A 6.6Kw solar system will also provide relief from rising electricity costs. The kitchen is perfect for the entertainer and the 'Falcon' freestanding oven has been individually sourced to compliment the home and will ignite the chef within. The bathroom boasts a claw foot bath, Carrara marble vanity top, and a separate shower and has a lovely natural outlook. The dairy and cottage are also very well presented and tastefully renovated ensuring you can just move in and unpack with ease. The designer pool with Silver Travertine tiles compliments the quality of the package and will be popular for many summers to come. Providing plenty of entertainment for the family, friends or guests.

The grounds around the homestead are immaculately presented and park-like. With established gardens and a variety of fruiting trees such as orange, lemons, apple, mandarin, mulberry, pecan, macadamia, avocado, lime, grapefruit, mango, figs, peach, Davidson plumb, grapes along with some exotics like star and monkey fruit. There is also potential for mixed horticulture with fertile soil and the farm previously producing commercial garlic, ginger and strawberries. Another opportunity to diversify your income. The rest of the property is currently running beef cattle which can be continued with or would also be suitable for horses if desired. There are several walking tracks throughout the property for guests as well as options for trail riding.

The property is fully fenced with internal fencing allowing for stock rotation, 7 dams, a bore and a natural spring providing water for livestock. Cattle do well here with creeping Vigna throughout the paddocks. The property would also suit horses with internal tracks through the property to ride. The chook run has been very well-built providing farm fresh free-range eggs. Additional outbuildings include two 3-bay colorbond sheds for farm equipment storage with one of the sheds having stable facilities for three horses, a lock-up tack room and a concrete floor wash bay. The cattle yards are fully operational with a loading ramp, crush and head bail for cattle work.

Another opportunity to further diversify on this property is the Japanese-inspired garden that is situated beside the spring-fed dam with its own viewing platform overlooking the water. This is an extension of the master stonework at the entrance of the property and in other areas found around the property. Sit and relax in the man-made spa as the water trickles over the basalt stone spillway whilst the woodfire pizza oven heats up in preparation for the evening's feast. Further explore the option for small personal functions such as weddings, birthdays or anniversaries as an extension to the Airbnb and farm-stay.

With this magnificent rural property being located within a 70-minute drive to the Gold Coast airport, under 80 minutes to Byron Bay, 30 mins to Uki pub, 15 minutes to the village of Nimbin and on a popular tourist drive, you will surely be impressed by the opportunity it presents.

For more information or to arrange your private inspection please contact Geoff Venn E: gvenn.lismore@ljhooker.com.au, M:0405 760 536