



596 Pearces Creek Road, Alstonvale

First Class Lifestyle on the Plateau

It's time to move on after raising their family with an exceptional lifestyle plus income for over 23 years this home with many features is ready for a new owner.




Showcasing 22.39ha (55 acres) of rich, fertile land on the Alstonville Plateau in northern NSW, this sensational lifestyle property with a 2,600 producing macadamia orchard offers lifestyle along with income.

The Lake Leisure time will be full of family fun and relaxation from kayaking, fishing, water sports or a relaxing BBQ.

Situated in an idyllic location approximately 5km from the Alstonville Village with an easy drive to the coast of Ballina & Byron Bay and access to the Byron/Ballina & Gold Coast airports this property is located in one of best pockets of the plateau.

The residence features:

- 4 generous bedrooms main with en-suite and parents retreat/office
- Well designed chefs kitchen with solid timber benches, dishwasher, gas cooking, loads of storage plus extra large walk-in pantry located as the hub for easy entertaining plus dining

4  2  4 

FOR SALE

\$2,400,000 - \$2,640,000

AGENTS

Vicki Heathwood

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AGENCY

LJ Hooker Alstonville

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Lounge room with cosy fireplace constructed from salvage bricks from the Historical 1816 Cadman Cottage located in The Rocks - Sydney, raked ceilings adjoining verandas overlooking the manicured grounds.
- Second living / Media room plus study
- Great alfresco area plus several cosy spots to relax or entertain dotted around the property
- Double remote garage with internal access
- Shed 30m x 15m ... Machinery shed 30m x 15m ... Dehusking shed 18m X 18m

Additional Features:

- Air-conditioning ... 6mg water licence ... 20 plus assorted fruit orchard. Designer chook yard (The Hilton) ... 3 x 22,000 litre water tanks ... Wood fired pizza oven

Farm features

- Approx. 2,600 macadamia trees. 10m rows with 4-5m tree spacings
- Previous 5 Year (2020 - 2024) Av. Yield 28.5 tons/pa, Av. Price \$3.70/kg & Av. Gross Income \$112,800pa.

Rarely do well producing farms like this come to market on the north coast offering location, income and LIFESTYLE.

The features and inclusions in this sale are simply too many to list, however if you would like a full list of inventory and more information on the properties income potential or would like to arrange an inspection please contact exclusive agent Vicki Heathwood.

MORE DETAILS

Property ID	SKPF55
Property Type	AcreageSemi-rural
Land Area	52 acre
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Fire Place Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage Water Tank Solar Hot Water

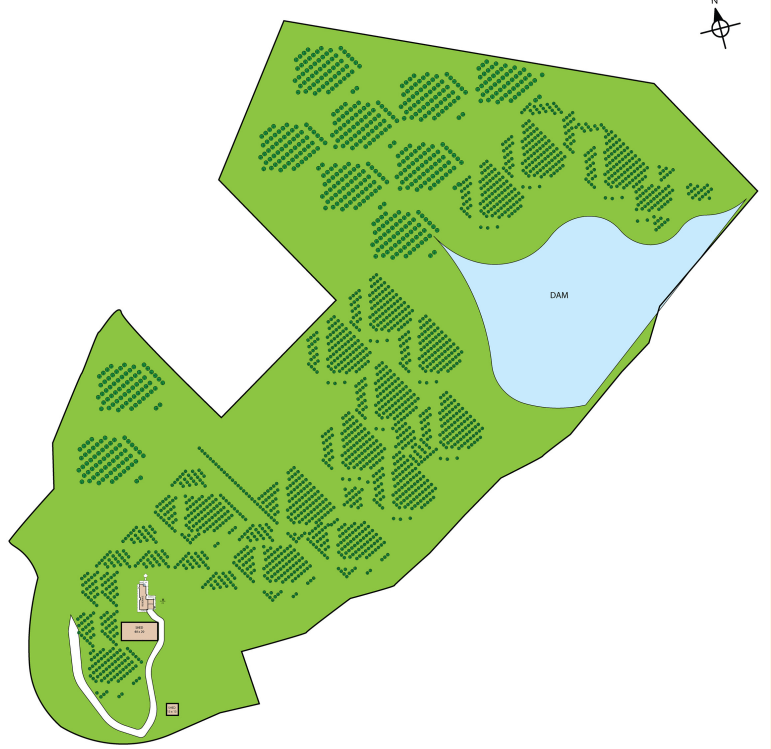
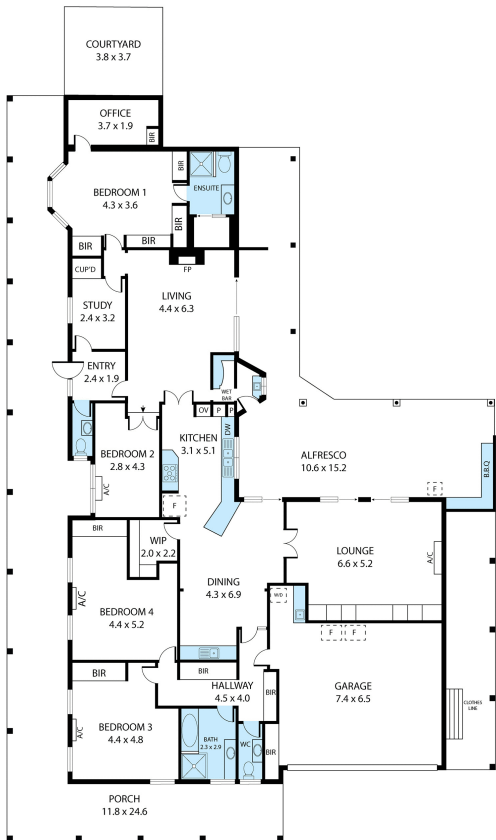
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TOTAL APPROX. FLOOR AREA 338 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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