

Pacific Highway

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Property Details

7176 Pacific Highway, TABBIMOBLE



SOLD BY THE WAL MURRAY DEPARTMENT

4  1  6 

Very rarely do we come across parcels of land this size.

Bordering on 1100 acres this property presents a mixture of opportunity with around 550 acres cleared and the remaining in timber. In the past, owners have safely carried 300+ head of cattle with an abundance of both feed and water.

There are a total of 12 internal paddocks, most of which have new or good fencing and each with their own water source. Around 14 dams in total along with a well and a large creek system which is also fed by the Tabbimoble floodway. This property even under dry conditions still carries an abundance of water. There is plenty of high ground for cattle under wet conditions also.

Just on 7 years ago the house was fully renovated. It boasts 4 bedrooms and currently sleeps up to 10 people. A spacious

- 4 Bedrooms
- 1 Bathroom
- 6 Garages

living area, dining area, internal laundry, separate toilet, air-conditioning and a large undercover verandah and entertaining area. There is a gas upright stove along with a gas fridge, power is supplied via a 3KVA generator and power is also supplied to the large machinery shed. Second storage shed and an open bay tin shed on the block. 2 tanks which supply the house hold around 42,000 litres of water. For the machinery and toys there is also a 2000 litre fuel tank.

A well thought out set of cattle yards, consisting of both timber and steel structure along with a crush, sits just outside the house block set in amongst trees for shade and holds a large laneway system with plenty of feed.

With approx. 550 acres still of timber, there is still an opportunity to make a small income while creating more space to run cattle. Another big advantage of this property is it has a heavy vehicle access road which also leads up to the house. The owner has previously bailed grass in one of the front paddocks giving him an income of around \$35-40k. This could be done up to 3 times a year giving you a kickback of up to \$120k.

As far as dimensions go, there is around 1.6km of Pacific Highway road frontage, the block extends back from the road around 4.5km to the back boundary and the house itself is almost centrally positioned. There is access to Black Rock Beach and camping grounds at Evans Head through Serendipity Road. The property is located approx. 18 minutes to Woodburn, 30 minutes to Evans Head and 50 minutes to Ballina.

Please take time to enjoy the video attached of the property to grasp a true sense of its dimension and location. For any further information please call exclusive listing agent Gary Ghilardi on 0438 868 627.

<https://www.youtube.com/watch?v=KJA9jef1fRQ&feature=youtu.be>

Exp of interest

Photo Gallery





Map



Contact For Inspection



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