



207 Laytons Range Rd Nymboida NSW

Northern Rivers region, this 113-acre property is perfect for cattle or horse farming.

The charming 1-bedroom cottage features an ensuite, open-plan design with exposed beams, and wide verandahs that create a spacious feel. Large windows showcase the breathtaking views. An additional accommodation next to the cottage includes its own toilet, with potential to extend the main house for more bedrooms.



The property is well-suited for livestock, offering 8 dams, 12 paddocks, including 4 electrified, double-fenced stallion paddocks. There are also cattle yards, a crush, and a loading ramp. A secure 48x16 farm shed provides ample storage.

Convenient services include daily mail delivery, rubbish removal, school bus access to Grafton, NBN, and mobile phone coverage. The property is equipped with 5 rainwater tanks, solar panels, and solar/electric hot water.

A prepared building pad with council-approved power, water, and septic offers expansion potential. Nymboida Primary School (Pre-K to 6) is just 10 km down the road, with Coutts Crossing 20 minutes away and Grafton only 35 minutes.



Additional features include a double garage with roller doors, a well-lit tool shed/workshop, and a large shed with power but no lighting. Building and pest inspections have been completed.

Don't miss the opportunity to own this serene, functional property!

Disclaimer: The information provided above has been supplied by the vendor. We do not take responsibility for its accuracy and merely pass it on. Interested parties should conduct their own investigations to verify the information's accuracy. We recommend prospective buyers seek legal and financial advice before entering into any contractual agreement.