

# 204 Tooheys Mill Road, Nashua

## Frequently Asked Questions

Land Size	Price Guide
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99 Acres

Contact Agent

Method Of Sale	Features
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Private Treaty

Main Residence: 3 Bedrooms, 2.5 Bathroom  
Dairy Bails: 1 Bedroom, 1 Bathroom Studio  
Pool house  
Work Shed  
2 x Large Machinery Sheds  
Garage  
Gym

Location	Property
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Imagine a retreat where you can savor the best of both worlds: serene country living with easy access to a vibrant coastal lifestyle. This property is just 15 minutes from the charming village of Bangalow, offering you a delightful array of boutique shops and cozy cafes. Plus, it's only 29 minutes from the stunning beaches of Byron Bay, known worldwide for their beauty.

Here, you can embrace the tranquility of the hinterland while still being close to the excitement of the coast. Whether you're seeking a peaceful haven or a gateway to the lively Byron Bay scene, this location offers an unrivaled blend of both. It's not just a home; it's a lifestyle waiting to be enjoyed.

Nestled among an immaculately manicured pecan tree orchard, this character home embodies the dream lifestyle. Situated on 40 hectares of prime agricultural land, it features approximately 2,000 mature pecan trees and around 35 acres of grazing land suitable for macadamias or cattle. The property includes a meticulously renovated 3-bedroom, 2.5-bathroom main residence, a charming 1-bedroom, 1-bathroom secondary studio known as the Dairy Bails, and a versatile poolside room that can serve as a teenager's retreat, home office, yoga studio, or extra bedroom. Additional structures include two large machinery sheds, a garage, and a gym. A massive dam with a jetty, perfect for kayaking or fishing, and 3 kilometers of cleared and landscaped creek frontage enhance the allure of this exceptional estate.

Property Amenities	Farm Amenities
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- Large salt water family sized pool with wrap around decking
- Beautifully manicured grounds with mature aged trees
- Large dam with pontoon, great for fishing and kayaking
- Skinners Creek flows through the property

- Zoning: RU1 Primary Production
- 3 x large farm machinery sheds
- Pecan processing facilities
- 40ha of prime agricultural land featuring approx. 2,000 mature pecan trees
- 35ac of grazing land suitable for macadamias or cattle
- Kobada 110 Tractor, Canam single Cab, Hurricane slasher, Kobada zero turn - all machinery will be conditional with the sale

Gardens	Utilities
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- The driveway, elegantly lined with Magnolia trees and complemented by a bitumen surface, leads to the main house. As you approach, you'll notice pink Magnolias and Olive trees.
- The fenced backyard boasts extensive excavation, resulting in a beautifully level and landscaped space. Sandstone pavers and new grass create a lush and environment, while carefully manicured hedges enhance the overall charm.
- By the pool, large pots with vibrant Bougainvilleas add a splash of color, and climbing figs adorn the pool house. Fragrant Gardenias fill the garden beds, creating an enchanting garden retreat.

- Solar and 4 x Battery to Power House
- Sonos Sound System
- CCTV Security System installed
- Newly installed high-end UV water filtration on all water tanks
- 100,000L Rain Water Tanks

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## Frequently Asked Questions

### What the owners love about the property?

The owners cherish the tranquility and privacy the property offers, with slow mornings spent sitting on the deck with a morning coffee, looking out towards the pool and beyond into the peaceful pecan trees. Summers are spent relaxing by the pool, while winters are cozy by the fireplace, making the property perfect for year-round living. Wildlife, including koalas and wallabies, frequently visits, adding to the sense of serenity. The expansive gardens provide the ideal backdrop for hosting family and friends, while the property's warm, welcoming atmosphere makes it feel like a true retreat.

### History of the property?

The original homestead was first built and owned by the Toohey brothers, who later went on to establish the iconic Tooheys Beer Company. In 2013, the property was sold to the Hogan family, who undertook significant renovations to enhance its charm and functionality. It changed hands again in 2021, with the current owners further renovating the property to create the stunning residence it is today.

### Is the property sewered or septic?

Septic

### Rainwater Capacity?

100,000L Rainwater Capacity

### What are the Council Rates?

\$2,900 per annum approx.

### What is the rental Estimate?

\$2,200 per week approx.

### Is there air-conditioning?

Ducted Air Conditioning and Heating

### What is the aspect of the property?

North Facing

### Are there any easements on the land?

Refer to contract

### When was the property purchased?

2021

### Is the stove electric or gas?

Gas stove

### Type of internet connection?

NBN