



Rural Lifestyle, Walk To Federal Village, 10 Mins To Bangalow

Interest Over \$1,095,000



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This stylish timber residence enjoys a beautiful rural outlook and a glorious north easterly aspect. The property is situated in a quiet, private, leafy area, only 5 minute's walk to the Federal Village shop, sushi cafe and park.

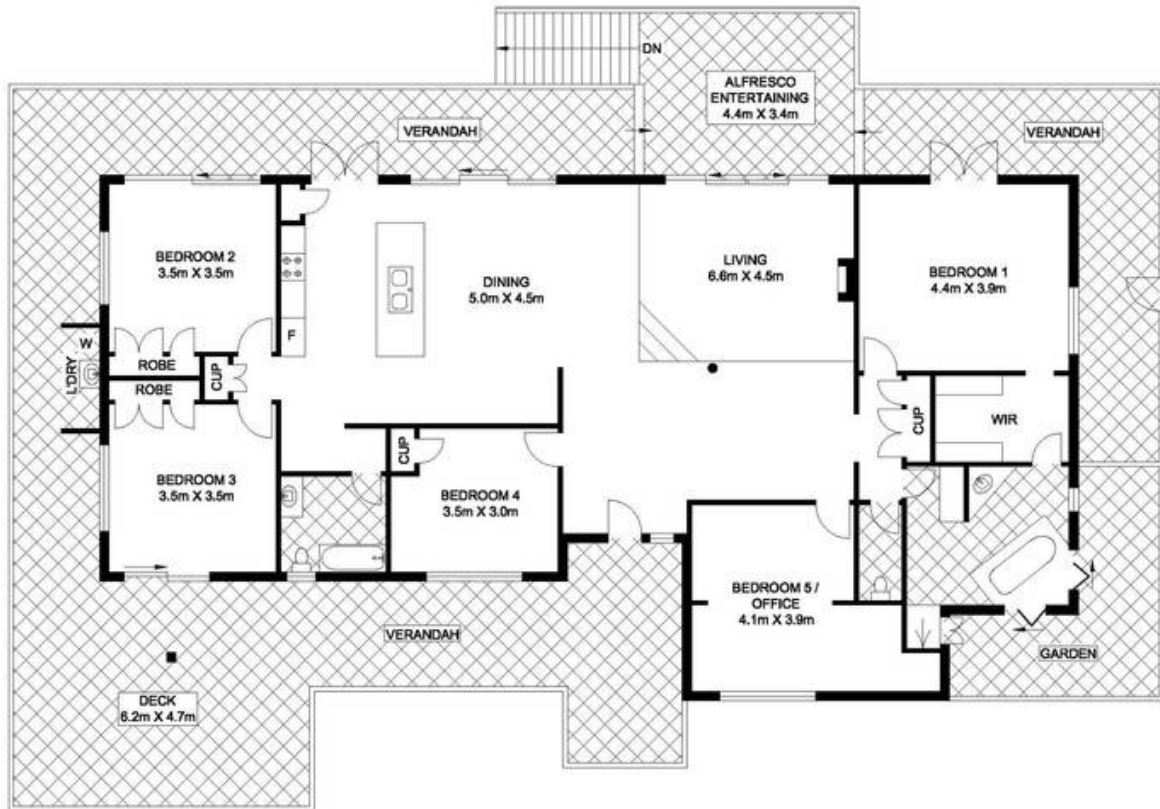
The home sits on the high side of the block to take advantage of the rural vistas and there is level land immediately surrounding the home. A sparkling 15m salt water pool is bathed in full sunshine year round.

Inside the home there are beautiful hardwood timbers floors featured throughout the property and raked ceilings which add to the already generous size. The brand new kitchen features light and neutral tones with stone bench-tops and stainless steel appliances. The kitchen, dining and sunken living area all open out to a wrap-around covered deck, which is ideal for entertaining and just relaxing with family and friends.

There are multiple outdoor areas to enjoy depending on your mood and the season. A small number of productive fruit trees, a herb garden and your own private rainforest walk make this the ideal family home – just add your family to complete the picture.

This property has so many other features including: "ADSL 2 Plus" internet connection and full mobile reception, solar hot water and 1kw solar panels, ample water storage being a 55,000 litre tank plus an auxiliary 12,500 litre tank.

Set on 9.5 acres (3.84 ha) only a scenic 17 minute drive to Byron Bay.



Scale in meters, indicative only. Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 175.46m²
EXT : 145.68m²



3 Rosella Road Federal

