

## **Owner Committed Elsewhere - MUST SELL!**

\$625,000 to \$685,000

Attention buyers, we have received instructions from the vendor that due a recent change in their circumstances now dictate they must sell!

This property will be a fantastic pick up for a someone looking to enter the Byron Bay Hinterland property market.

This property offers;

- Access to town water
- Late 1970's style home
- Room to expand or renovate existing dwelling
- Or rent out for immediate income
- 5 North East facing acres of rich, fertile land.
- Established gardens of fruit trees, vege patch and chook run
- Privately positioned within an established community
- Easy access to Bangalow and Federal Villages

Enquiries: Helen Huntly-Barratt 0412 332 232 or Luke Elwin 0421 375 635.



**Helen Huntly-Barratt**

Director | Sales

0412 332 232



This floor plan represents the current use of the property and does not claim to represent or confirm Council's approved plans and use of this property

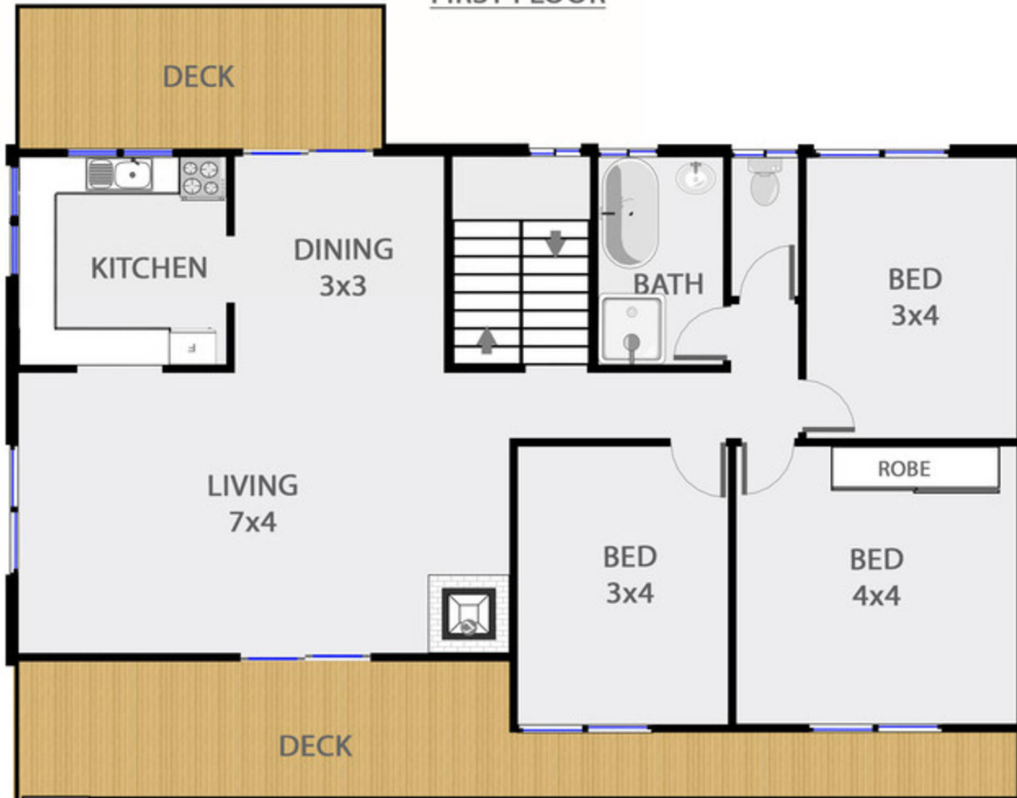


first national  
REAL ESTATE

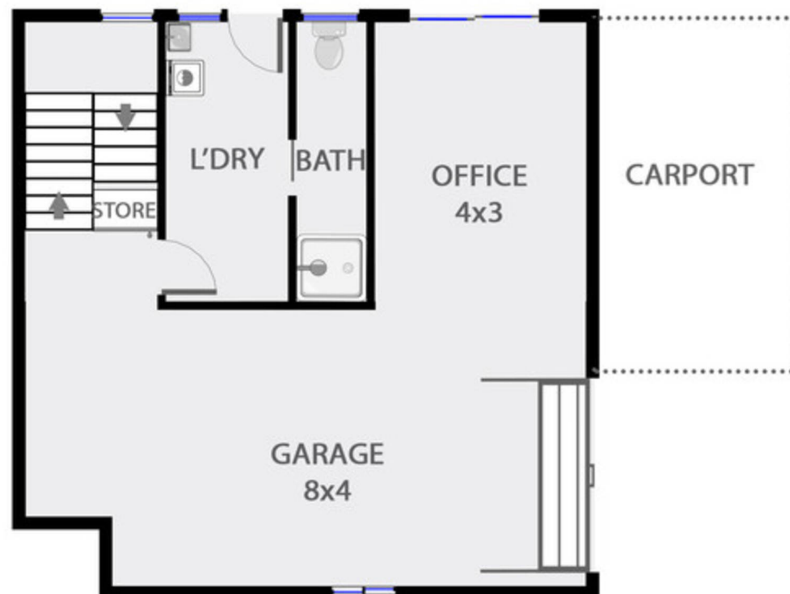
271 GOREMANS RD

Byron Bay

FIRST FLOOR



GROUND FLOOR



first national  
REAL ESTATE

INT: 152m<sup>2</sup>

Byron Bay

floor plan layout as illustration only - all figured dimensions approximate - do not scale - no liability accepted

This floorplan represents the current use of the property and does not claim to represent or confirm Council's approved plans and use of this property.



**First National Byron**  
The value of trust

**271 Goremans Road, EUREKA NSW 2480**

House: 3 beds 2 baths 2 park

