



## **Solid Home On 1 Acre In Central Position**

Sold prior to Auction

Set on one easy care acre in the golden triangle of the Byron Bay Hinterland, this property offers an outstanding entry point into this prime location.

McLeods Shoot is one of the most premium pockets of rural lifestyle in the Byron Shire and this location is one of the best, being on top of the hill and halfway between Bangalow and Byron Bay.

Whilst the property enjoys a quiet country atmosphere within a cluster of other small acreage rural homes, the location is so convenient being only 5 minutes drive to Bangalow, 10 minutes to Byron Bay and beaches and 5 minutes access to the motorway.

Well sited on the 1 acre block is a big, solid brick and hardwood framed home that has a wonderful footprint for the new owners to renovate or restyle to their taste.

The home features 4 bedrooms with built ins, 3 bathrooms (one in the DLUG), a spacious lounge plus an extra sitting area, adjacent dining room and kitchen with dishwasher.

The floorplan of the home could allow the next owner to create up a separate self-contained area, ideal for guests or earning some income. The block also has some pleasant outdoor areas to grow vegetables, run some chooks, add a pool or studio.

The land is mostly level with established shady trees and ocean views from the block.

This is quite a rare opportunity to purchase in this tightly held location and will sell fast.



**Helen Huntly-Barratt**

Director | Sales

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**First National Byron**  
The value of trust

**16 Browns Crescent, McLeods Shoot NSW 2479**

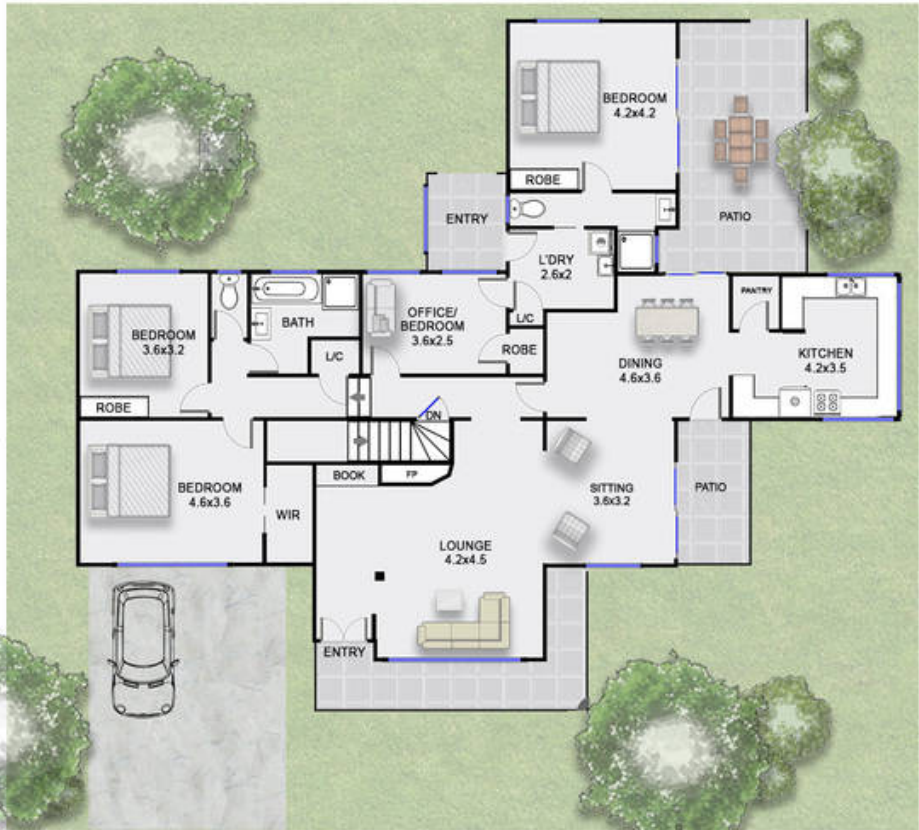
House: 4 beds 3 baths 2 park

Please call or email us today for further information.

Council rates \$1855 per year



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



LOWER LEVEL

GROUND FLOOR



**INTERIOR FLOOR: 225m<sup>2</sup>**  
EXCLUDES PATIO

**16 Browns Crescent**

