



A Rare Sophisticated Charm Set on 19 Acres with Sunsets - You Will Fall in Love!

Contact Agent

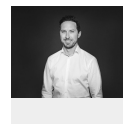
First time on the market in 25 years are these incredibly rare, elevated yet level, 19 acres of lush gardens and stunning hinterland views to the west. With vast open lawns and an iconic fig tree silhouetted against magnificent sunsets over the Nightcap Ranges – you cannot help falling in love. Ideal for horses or as a private family estate, this stunning land also has access to a gigantic dam and is only minutes from Federal village.

The home itself preserves the natural charm of a federation character style home, sophisticatedly renovated combining modern luxury living. As evidence of the large welcoming veranda and beautiful windows allowing natural light while showing off the skirting architraves and wall panelling. Currently run as an established nursery the property boasts a beautifully restored 4 bedroom timber home, 2 spacious bathrooms, multiple sheds, grow rooms and extensive infrastructure, there is room for making this home yours.

Creating a feel of calmness with open space and greenery from every position in the home, fresh white paint surrounding gorgeous timber floorboards and kitchen bench tops with modern amenities, this is certainly a space for entertaining and hinterland living at its best.

This centrally positioned property is approximately 1km from famous Federal village and Doma Café with easy access to a network of quiet country roads connecting the hinterland's quaint villages of Clunes, Rosebank, Coorabell and Dunoon. Only 25 minutes from Byron, 15 minutes from Bangalow and on the doorstep of the World Heritage rainforests and national parks, Federal is a mecca for visitors and locals alike.

- 19 cleared and level acres- ideal for horses or continuing Nursery
- Access to substantial dam with Water license
- Best part of the block is still available for your new dream home (STCA)



Denzil Lloyd

Sales

0481 864 049

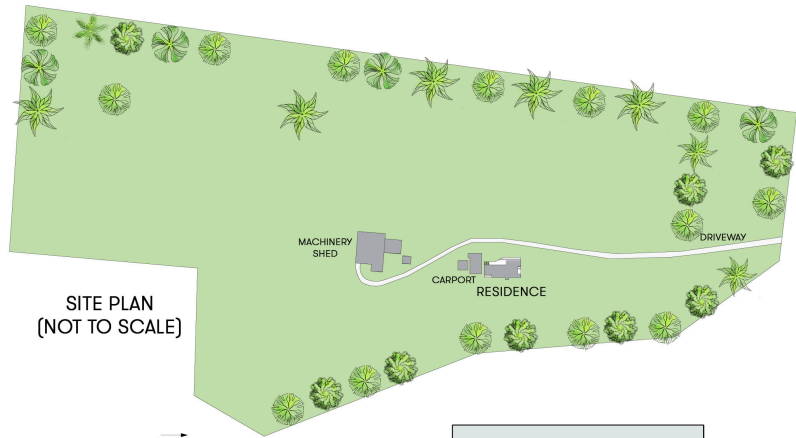


- Epic mountain views to the West with stunning sunsets
- Ancient Fig and beautifully landscaped gardens

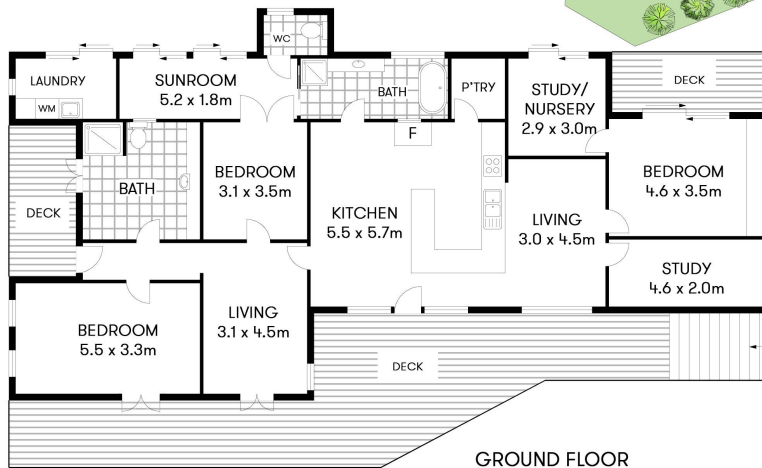
Council Rates: \$2,203.53 pa

*Information herein is from sources First National Byron consider reliable and represents the current use of the property.

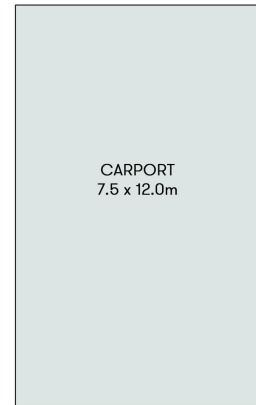
** With the recent Covid-19 restrictions, we would like to advise that we are following all government guidelines.



SITE PLAN
(NOT TO SCALE)



GROUND FLOOR



CARPORT
7.5 x 12.0m

FEDERAL
709 Federal Drive



4 2 4

Internal Living: 166m²

Excludes all external structures Eg: decks, patios, verandahs, sheds etc

FIRST NATIONAL BYRON

Scale in metres, Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only - all figured dimensions approximate - do not scale - no liability accepted

