



## **START BID \$950K - TIMED AUCTION. Potential, Potential, Potential - Character Queenslander located in Federal Village**

\$950,000 Starting Bid

ONLINE TIMED AUCTION ENDING 27/07/23

N.B All bids for this property can be submitted via the online Auction platform see below link/QR code in gallery, or live onsite on auction day.

<https://auctionslive.com/app/bidder-registration/rjLRR>

Located in the heart of the charming village of Federal is this beautiful elevated two-bedroom character home. With panoramic rural views and the feeling of solitude, this property offers the tranquillity of a private retreat with the convenience and community of village living.

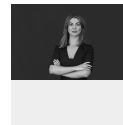
The attractive timber house is set on a corner plot and is distanced from any neighbouring properties. The versatile property is turnkey ready but has plenty of development potential. Architectural plans for a possible renovation have already been drafted and, due to its commercial zoning, it has the potential to become, for example, a café, bed and breakfast, or wedding reception venue (STCA).

The main living space is generous, with an open plan living, dining and kitchen space providing ample room to personalise the space according to your lifestyle. Extra-large French doors allow an abundance of light to enter the living space and high ceilings increase the feeling of space. The corner kitchen is modern with a bar seating area providing plenty of counter space.

The bathroom is sleek and modern with a walk-in shower and space to add a free-standing bath. The property has two sizeable corner bedrooms. A large verandah on two sides of the property allows you to take full advantage of the spectacular hinterland views to the North and East and



**Paul Prior**  
Sales  
0418 324 297



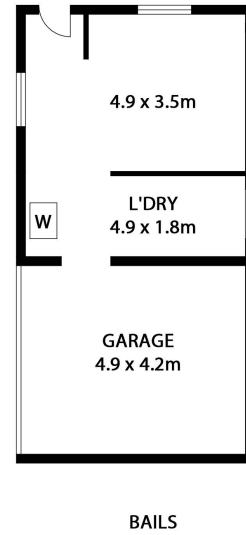
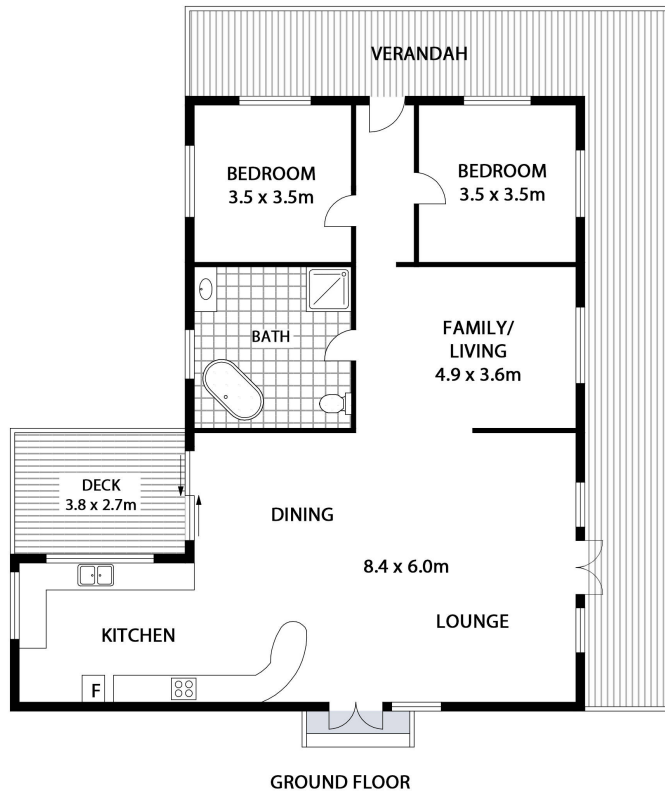
**Jasmin McClymont**  
Sales  
0434 029 668



provides plenty of space for social events to extend outdoors.

Also on the property are bails, which provide additional usable space. Currently used to house the laundry space, the bails present another opportunity to redesign the inside spaces and bring your dream property to life.

Beyond the property's incredible development potential, its location is enviable. Federal Village is a local community and commercial centre which, with upcoming developments, will only become more attractive. Federal serves as the school transport hub for the surrounding hinterland villages, making it an ideal location for families. The Federal Village Community Hall is right across the street and hosts a diverse range of events throughout the year. The property is situated next door to the Federal general store, the well-known Doma café, and other central Federal amenities, and less than 25 minutes' drive to Byron Bay



**2 COACHWOOD COURT, FEDERAL**  
**INTERNAL: 150m<sup>2</sup> | EXTERNAL: 79m<sup>2</sup>**

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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

