



## Private Estate - Endless Possibilities - Subdivision Approval

\$4.1M - \$4.5M



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Only minutes from Byron Bay you will find 'Kurum Estate', a one-of-a-kind property. With 4.46 acres of elevated land this is one of the largest privately held lots in highly sought-after Ewingsdale.

'Kurum Estate' comprises a large residence with additional buildings. The property's extensive gardens and grounds are enchanting, and incorporate mature figs, rainforest, fruit trees, expansive lawn areas and a creek. These tranquil surrounds provide the perfect environment to meditate, relax, read, walk, and simply escape the pressures of daily life.

The main home was originally 'Taylors Guesthouse' and has been completely rebuilt over the last ten years. The internal living, dining and kitchen areas are enormous, and the vaulted ceilings add to the spaciousness. On the main floor there are three bedrooms, two with ensuite bathrooms and all with access to their own private balcony's overlooking the leafy grounds. Downstairs there is an extra bedroom, office and a bathroom, plus a living space. This floor can be closed off from the upper floor, and can be a teenagers retreat or guest quarters. The versatility of the floor plan allows for choices and has been designed to appreciate the natural surroundings. The addition of multiple decks, alfresco living areas and an 18-metre pool with diving board mean that there is something for everyone to enjoy.

The two approved additional buildings, The Summer House and the Studio are both separate from the main home and have private entrances and parking.

A huge extra feature is the DA approval to subdivide the property into 2 separate Torrens Title lots. This can be achieved with no interference or loss to any of the existing accommodation. Once complete, the new lot will allow for residential structures. (STCA)

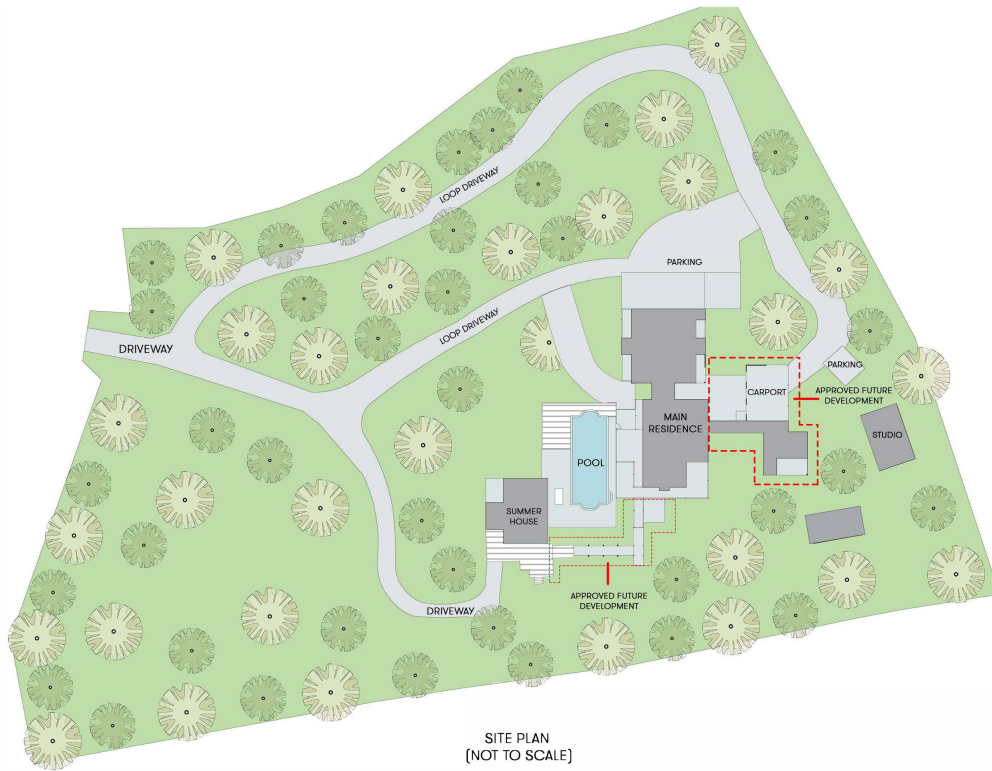


The options this estate presents are practically unmatched and lends itself to multi-generational, community living, running a business or retreats, additional income, and the DA approval for subdivision to own another rare piece of land in a well held precinct.

Located in an exclusive neighbourhood, and perfectly positioned to explore the Northern Rivers and beyond, this estate offers the best of luxury and choice for now and the future.

Don't miss this unparalleled opportunity – Full I.M. available upon request.

Council Rates: \$5026.80 p/a



20 TAYLORS LANE, EWINGSDALE

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

