

## **Dream Hinterland Luxury Estate with Sweeping Views and Short Stroll to Federal Village**

Contact Agent

Ideally positioned for maximum privacy, North-East facing, taking in sweeping views over the Federal valley and positioned just a short stroll from Federal Village, this magnificent iconic estate offers the dream luxury hinterland lifestyle. Resting on 23-hectares of pristine land, the estate features an expansive main residence with multiple living spaces, guest house, granny flat, large shed and enclosed double garage. With vast open lawns and manicured gardens silhouetted against magnificent sunsets over the Nightcap Ranges – you cannot help falling in love. Offering a gateway into the warm and welcoming community of Federal, renowned for its cultural events, Doma café and access to the quaint villages and natural wonders of the hinterland.

The stunning main residence preserves the natural charm of a 1920's federation character home, sophisticatedly renovated, expanded and re-imagined to create the ultimate in modern luxury living. The open-plan living area hosts the stylish kitchen, finished with the finest appliances and an additional butler's pantry/chefs commercial kitchen. The gorgeous lounge features a stone-faced fireplace, louvred windows and banks of French doors that allow ample sunlight and breezes to move through the space. This area connects seamlessly to the covered veranda that leads down to the lap-style pool designed and created by Secret Gardens; an entertainers' utopia, or your peaceful and private sanctuary.

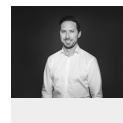
The main bedroom suite is located in a private wing away from the other bedrooms. It features a stunning ensuite with double sinks, rain shower, Spanish encaustic tiles and bathtub. With walk-in robe and private deck, it is the epitome of luxury. The additional bedrooms, playroom and bathrooms display the same attention to detail with the highest quality fittings, finishes and luxury Italian tilework.

With ample storage throughout the home and the addition of multiple free



**Tara Torkkola**

Sales  
0423 519 698



**Denzil Lloyd**

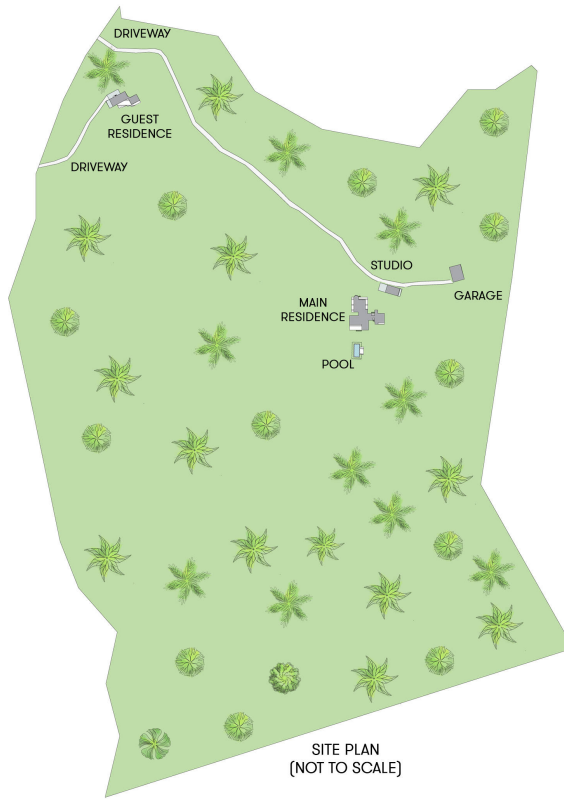
Sales  
0481 864 049



standing guest accommodations, this estate offers multiple fully self-contained residences – creating endless possibilities. Perfect for multi-generational living, exploring luxury rentals or design the dream venue for weddings and events, there is scope to see excellent returns on your investment (STCA). Only 20-minutes to both Bangalow and Byron Bay, with access to various airports and regional centres, the location is perfect.

With no stone left unturned, properties of this calibre are a once-in-a-lifetime opportunity.

Council Rates: \$3715.74 PA



**71 CHARLTONS ROAD, FEDERAL**  
**INTERNAL FLOOR SPACE: 668m<sup>2</sup>**

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

