

109 Broken Head Rd, Newrybar, NSW 2479

POA

House 7 3 8



Paradise Found

This property is truly exceptional, offering a rare combination of location, amenities, and income potential. Listed below a summary of its key features:

Open for Inspection

By Appointment.

1. **Location:** Situated in the sought-after Byron Hinterland, the property enjoys a premium elevated position east of the highway, offering stunning views of Mount Warning and Mount Chincogan. Its proximity to Newrybar village, Bangalow, and world-famous beaches like Broken Head and Byron Bay makes it highly desirable.

2. **Size and Layout:** Spanning 8.09 hectares (approximately 20 acres), the property features a solid 5-bedroom home with a spacious family kitchen, lounge, and family/dining area. The welcoming entry foyer sets the tone for comfortable living, while the 75 m2 deck provides an ideal space for alfresco entertaining and enjoying the scenic views.

3. **Additional Accommodation:** Two separate income-producing cottages offer additional accommodation options, making it suitable for extended family members or generating passive rental income. The approval for dual occupancy adds further flexibility and value to the property.

4. **Sheds and Infrastructure:** With a 6-car colorbond shed and a packing shed with a separate driveway, the property provides ample storage space for farm equipment or additional vehicles. The infrastructure is well-maintained and adds to the practicality of the estate.

5. **Water Supply:** The property is serviced by town water and benefits from a 3 megalitre water license, ensuring an abundance of water supply for various uses, including irrigation and domestic needs.

6. **Convenience and Accessibility:** Despite its serene rural setting, the property offers easy access to amenities and transport hubs. It's just a short drive to Newrybar village, Harvest Cafe, Bangalow, beaches, and airports, making it convenient for both residents and visitors.

7. **Tax Benefits:** As a primary producer, the property may qualify for tax benefits, providing potential financial advantages for the owner.

Overall, this property presents an exceptional opportunity for those seeking a luxurious rural lifestyle with modern comforts, income potential, and breathtaking surroundings in one of Australia's most desirable regions.

Listed By

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