

# 602 Friday Hut Road, Possum Creek

## Frequently Asked Questions

What is the price guide?	\$4,000,000 - \$4,400,000
What is the land size?	9.4 Acres
When was the property built?	Refurbished and extended 2018
When was the property purchased?	July 2021
What is the zoning?	RU2: Rural Landscape
Is the property owner occupied or tenanted?	Owner occupied
What is the aspect of the property?	North
Rental estimate?	\$2150 per week approx.
What are the Council rates?	\$4300 per annum approx.
Is the property sewerred or septic?	Septic-Biolytic system
What type of pool is it?	Magnesium
Town water or rainwater?	Rainwater   2 x 22,000 litre above ground tanks
Type of internet connection?	Satellite NBN
Is there solar energy?	Yes   5kw solar panel system
Is there air conditioning?	Yes   Reverse cycle split system
Is the stove electric or gas?	Induction cooktop & oven
Are there any easements on the land?	No

### What you'll love about the home:

- Nestled on 9 acres of lush rolling hills
- Features a perennial spring-fed dam home to platypus
- Teeming with local native wildlife
- Large windows fill the home with an abundance of natural light
- Wraparound verandas extend the living spaces seamlessly
- Elevated position offers stunning views
- Modern European design with natural timber accents
- Generously sized bedrooms
- Main suite includes spacious walk-in robe and modern ensuite with a floating vanity
- Immaculate grounds adorned with terraced stonework
- Well established, low maintenance gardens
- Conveniently located just 15 minutes from Byron Bay

**McGrath**

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