

# 72 Old Byron Bay Road. Newrybar

## Frequently Asked Questions

What is the price guide?	The Price Guide Is: \$12,500,000 - \$13,500,000
Bed   Bath   Car	8 Bed   6 Bath   9 Car
Method of sale	Private Treaty
What is the land size?	5 acre
What is the internal and external size?	546 m <sup>2</sup> internal   464 m <sup>2</sup> external
Why are the owners selling?	Relocating
Is the furniture included?	Refer to contract
When was the property built/renovated?	Main house renovated 2021 Guest House built 2012, Barn/Studio 2016
When was the property purchased?	2001
What is the aspect of the property?	Easterly
Rental estimate?	Main House: \$2,800 per week approx. Guest House: \$2,200 per week approx. Studio/ Barn: \$750 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied & Tenanted
What are the Council rates?	\$5,210 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there potential for a second dwelling?	There is already a second dwelling on the property
Is there anything that is not council approved?	Kitchenette in Mastersuite & Studio Laundry cupboard & carport as the side of Barn
Is the property sewerred or septic? What kind of septic system?	Septic - upgraded in 2012 Mastersuite Septic 2021
Town water or rain water? Water Tank Capacity?	4 Water Tanks (approx. 122,000lt)
What type of hot water system? Location?	Gas hot water
Is a solar system installed? What does it operate? Size?	Yes, hot water
Is the cooktop gas, electric or induction?	Gas
Is there a pool? What type? Size & depth?	Plunge pool 4 x 4 metres, 1.8m deep, water feature
Type of internet connection?	Starlink
Is there air conditioning?	Air conditioners and ceiling fans throughout
Is the property fully fenced?	Yes
Has the property ever been flooded?	No

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<b>MAIN HOUSE</b>	<b>ADDITIONAL FEATURES</b>
Stone bench tops	Jetmasters fireplace
Chef's kitchen with Smeg 900 (w) cooktop and 900 (w) oven	Zip Tap: Chilled & sparkling filtered water
Large Butler's pantry with wine fridge and dishwasher	3 x BigAss fans in the dining & living area; master suite
2 x Air conditioners master suite and second bedroom	Large bi-fold doors with integrated retractable fly screens
Custom made front door	5.5 metre high ceilings
<b>GUEST HOUSE</b>	<b>ADDITIONAL FEATURES</b>
Ceasarstone bench top with alfresco dining	Bosch 4 burner cooktop, Siemens 600 (w) oven
Private courtyard	Custom made wrought iron chandelier
2 x Air conditioners	Large bi-fold doors with integrated retractable fly screens
7 metre high ceiling	Jetmasters fireplace
<b>STUDIO</b>	<b>ADDITIONAL FEATURES</b>
Air Conditioning	Kitchenette/laundry
Large bi-fold doors with integrated retractable fly screens	5.5 metre high ceiling
Fire pit	
<b>STABLES &amp; HORSE FACILITIES</b>	<b>ADDITIONAL FEATURES</b>
2 stalls, tack room & feed room	Arena
5 seperate paddocks	
<b>GROUNDS</b>	<b>ADDITIONAL FEATURES</b>
2ha (5 acres) near level gently undulating	Custom automated front gate
4 x custom built timber veggie garden beds	Room for North/South Tennis Court with ocean views
9 parking spaces: 4 spaces garaged & 5 spaces carport	Ample storage in Barn