

# 22 Sunnycrest Lane, Bangalow, NSW 2479

## Acreage For Sale

Friday, 24 May 2024

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**Bedrooms: 6**

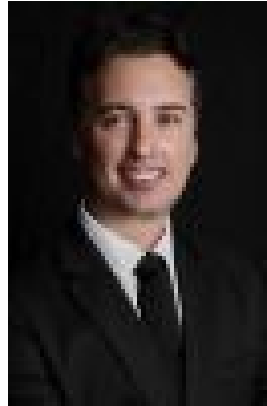
**Bathrooms: 3**

**Parkings: 20**

**Type: Acreage**



Kim Jones  
0414629924



Rick Daniel  
0401001515

## Expressions of Interest

Spanning 50 lush acres in the fabled hinterland of the Byron Shire, the incomparable 'Three Meadows' estate is a soulful re-imagining of the property's rich agricultural history. Once a family-owned working orchard, the current owners have spent years lovingly restoring and revitalising the acreage, ushering in a new chapter as one of the area's most spectacular destination properties. With a commitment to sustainability, the extensive use of reclaimed and repurposed materials from the existing homestead have been artfully revitalised alongside high-end inclusions, breathing new life into the estate while paying homage to its historic connection to the environment. As functional as it is beautiful, the self-sufficient estate is a highly fertile agricultural gem complete with abundant water storage, mains and solar power plus an array of practical farm infrastructure. Entering the long driveway, the breathtaking charm of Three Meadows unfolds before you, as an impressive collection of estate buildings rest harmoniously amongst meticulously landscaped gardens, the natural allure of the hinterland and an ancient tract of littoral rainforest. The magnificent five bedroom main residence epitomises the bucolic charm of Bangalow, elevated by a masterfully chic restoration. White-washed walls, high raked ceilings and the warmth of natural timber create an inviting ambience, befitting the peace and tranquility of the hinterland. The entertainer's kitchen is complete with a large Smeg oven, farmhouse sink and stone benches, while five beautifully appointed bedrooms are serviced by a choice of two luxurious spa-like bathrooms and a sublime ensuite to the master. Soak up the majesty of the hinterland surrounds on the expansive timber deck with sparkling swimming pool, or cozy up with friends in the landscaped fire pit area. Meander through the stunning grounds with abundant edible gardens and biodiverse wildlife to find the enchanting Guest Cottage. Offering two bedrooms, one bathroom and a large covered entertaining area with luxe outdoor stone bath, fire pit area and built-in BBQ, it's a sophisticated haven for extended family or friends. Conceived as a luxurious event venue, the Function Shed epitomises the timeless allure of a Byron hinterland-style wedding, birthday or corporate function space. With seating for 65 people, a lounge, bar and games area plus commercial kitchen and cool room, it offers everything you need to curate an unforgettable event experience. Discover the magic of hinterland living as you explore the magnificent grounds. There's a spring-fed dam and 700m of creek frontage as well as soon-to-be completed horse or cattle paddocks - perfect for equestrian pursuits. Lovingly cultivated and protected, the acreage is a pristine wilderness haven for a diverse array of native wildlife including rare Yellow Tailed Black Cockatoos, koalas and wallabies, with crayfish, perch and a resident family of platypus to be found in the three dams. Mango, avocado and macadamia trees add to the lush surrounds, while an 8 car undercover parking pavilion with EV charging station is a prized inclusion for guests. DA ready to be submitted for 10 'glamping' villas and an additional 100 guest capacity reception space. Not just a picture-perfect holiday or event venue, the acreage has been designed as a fully working agricultural hub, with a top-class onsite water storage and treatment system, unlimited irrigation for the richly fertile soil from an extensive water entitlement from the spring-fed dam, while a brand new solar power installation is an eco-conscious addition. Truly one of the most exquisite properties in the Northern Rivers, Three Meadows rests just 4 minutes to the heart of Bangalow, with its eclectic array of cafes, restaurants and galleries. Byron Bay's iconic Main Beach and vibrant town centre is just a scenic 13 minute drive away, while the Ballina Byron Gateway Airport is just 21 minutes to the south. Property Specifications- 50 acres of private hinterland luxury just 4 mins to Bangalow- No expense spared restoration of historic working orchard- Gorgeous 'Main Residence' with 5 bedrooms, 2.5 bathrooms- Fireplace, atrium, mud room, built-in BBQ, swimming pool, outdoor shower- Charming 'Guest Cottage' with 2 bedrooms, 1 bathroom- Large covered entertaining area with stone bath, built-in BBQ, fire pit- 'Function Shed' offers seating for 65+ people plus lounge, bar and games area- Commercial kitchen, cool room, separate toilet block and excellent storage- 8 vehicle undercover parking pavilion with EV charging station- External parking space for 20 cars- 3 x dams, fully irrigated residential lawns, multiple high capacity water tanks- Huge water entitlement from spring-fed dam: 69 megalitre unit entitlement per annum, usage can be rolled over (current entitlement 138 megalitres)- High spec onsite water storage and treatment system- Bore lines through paddocks for cattle and horses- Dual power mains power at both ends of the 50 acres - Top of the line solar system installation- State of the art CCTV system, high speed internet- New 1 bed, 1 bath machinery shed plus storage containers- Helipad approval design for construction- Internal rainforest, 700m of creek frontage- Abundant native flora and fauna, edible gardens and fruit trees- DA approval is ready to be submitted for Villas- DA approved internal road to access the intended Glamping/villas- Extensive underwater drainage and water catchment- Bore Water approval obtained- 13 minutes to Byron Bay, 21 minutes to Ballina Airport- Just 45 minutes to the Gold Coast International Airport

Expressions of Interest Closing 11th July 3pm