

**202 Federal Drive, Federal, NSW 2480**



**House For Sale**

Tuesday, 2 July 2024

202 Federal Drive, Federal, NSW 2480

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 25 m2**

**Type: House**



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## Contact agent

Conveniently located in the Byron Shire Hinterland, a short distance from the popular destination village of Federal, this property offers a unique and versatile lifestyle opportunity. Discover the potential of this 25-hectare farm, blending natural beauty with modern comforts. Whether you seek a farm with consistent financial return or envision expanding its possibilities, this could be for you. The established macadamia orchard covers 20 hectares of predominantly flat land and features approximately 3,500 trees on a 10m x 5m spacing. Additionally, the 5 hectares of pristine forest with a picturesque creek provide a tranquil setting perfect for walks and exploration. Magical hinterland views can be taken in through the clearing due east on the way down to the creek and there are plenty of special places to discover for a picnic, a long lunch under the macadamia trees or even a camp out. Two seasonal dams surrounded by native planting enhance the property's charm and provide additional water resources and swimming possibilities. There are also lots of opportunities to observe native wildlife including koalas, echidnas, goannas, wallabies and various bird species. The main home offers upstairs living and is filled with natural light, featuring high ceilings and a private outlook to lush established gardens and macadamia trees. Timber deck areas flow out to the North and East providing spaces for alfresco dining and relaxing. Upstairs there are 3 spacious bedrooms and bathroom. Downstairs a bright, generous parent retreat or guest suite opens directly to the pool area, creating a seamless indoor-outdoor living experience. The lawn extends out to a sparkling, solar heated pool, bringing together the outdoor kitchen, BBQ and fire-pit, ideal for entertaining and spending time with family and friends. This space also has a gorgeous outdoor bath where a relaxing soak can be enjoyed with a backdrop of beautiful gardens and the macadamia orchard. Additional Features • Large covered deck with extended decking complete with awning • Beautiful landscaped tropical gardens • Raised Vegetable gardens/ Fruit trees • Fully lined spacious 2 car garage under house • A self-contained cabin with a kitchenette, ensuite and a/c also provides a great space for guests or potential rental income. • 100,000 litres of rainwater storage with additional creek pumping rights • Solar system: 20 panels House 5kw / 24 panels Shed 6.24kw & 6.5kw battery • 2 large workshops/sheds accommodating up to 12 vehicles • Separate storage shed • Farming management is guided by industry specialists and qualified agronomists. • Owners are happy to support the transition of new owners into macadamia farming if desired • Conveniently situated 16km to Bangalow, 19km to Mullumbimby and 22km to Byron Bay