



R & R RANCH

Expansive Colorado resort style home

- **Stunning 4 pavilion timber lodge-style home**
- **Expansive open-plan great room**
- **Rec room with bar & movie theatre**
- **2 fully equipped kitchens**
- **Palatial master suite**
- **5 additional bedrooms & separate guest wing**
- **25m lap pool, leisure pool & 8 person spa**
- **Top of the range appliances**
- **State of the art home entertainment systems**
- **Expansive decks with views**
- **2 mins to Bangalow, 10 mins to Byron Bay**

The R & R Ranch gives you the feeling of being in the mountains of Colorado with its expansive spaces and exquisite timber build, all the while being just two minutes to the quaint village of Bangalow and 10 minutes to the vibrant surf destination of Byron Bay.

The beautifully constructed home comprises four connecting pavilions offering tranquility and privacy for even the largest family. The heart of the home, the great room, is an enormous living area with cathedral ceilings, a central floor-to-ceiling stone fireplace, and stunning rural views beyond the adjoining deck accessed through vast timber framed sliding doors. The open-plan kitchen has everything you could ask for and more with all of the latest luxury appliances, a butler's pantry, and two large caeserstone islands offering ample food preparation space and the perfect breakfast bar.

For more information or to arrange an inspection please call Nicolette van Wijngaarden
M 0411 144 877 **P** +61 2 6680 9888 **or** 1300 911 720 **E** nicolette@uniqueestates.com.au
Website www.uniqueestates.com.au

Price \$4.5 million

4 6 6 5+ 14.2 ha (35 acres)



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A study with built-in library completes the central pavilion.

The bedroom pavilion has three queen bedrooms and a palatial king master suite with its California king bed, a gas fireplace, and travertine en-suite boasting a gorgeous spa bath, tv, private deck, and some of the best views in the house. The giant shower is a room to itself with two shower heads, rainfall spout, and four spray jets in the walls. Completing the master suite are generous his and hers walk-in robes with ample storage space.

Located in the middle pavilion is a stylish lodge-style recreation room with built-in bar, kegs on tap and wine refrigerator, a full sized pool table, stone water feature, comfortable leather lounges and 2.5 m movie screen equipped for 3D viewing and latest X-box technology. Giant sliding timber framed doors open out to the

unbelievable 25 m lap pool, 5x8 m leisure pool and custom built eight person spa with waterfall.

The far pavilion is the immaculate Guest House with two bedrooms, bathroom, fully equipped kitchen, lounge space, and deck.

Only the very best brands and latest equipment have been installed at the R & R Ranch including a fully integrated iPad enabled audio visual system with surround sound in the main living rooms and speakers in all rooms and out on the decks; Austar satellite; and security monitoring system at the front gate.

The R & R Ranch is set on 35 beautiful acres with creek frontage. It represents an exceptional family home or holiday retreat and the perfect guest house and wedding and special event venue, when you are not yourself enjoying the property to its fullest.



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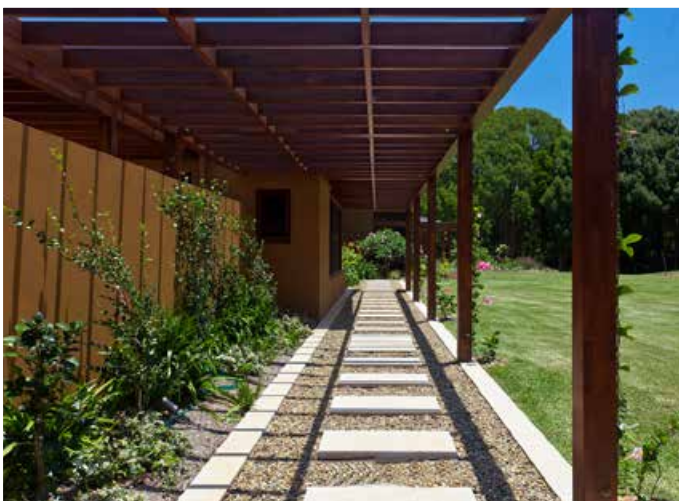


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PROPERTY FACT SHEET

Aspect: Southerly
Views: Hinterland / rural
Height above sea level: 66 metres (at house site)
Coordinates: 28° 40'41.02"S 153° 33'08.78"E

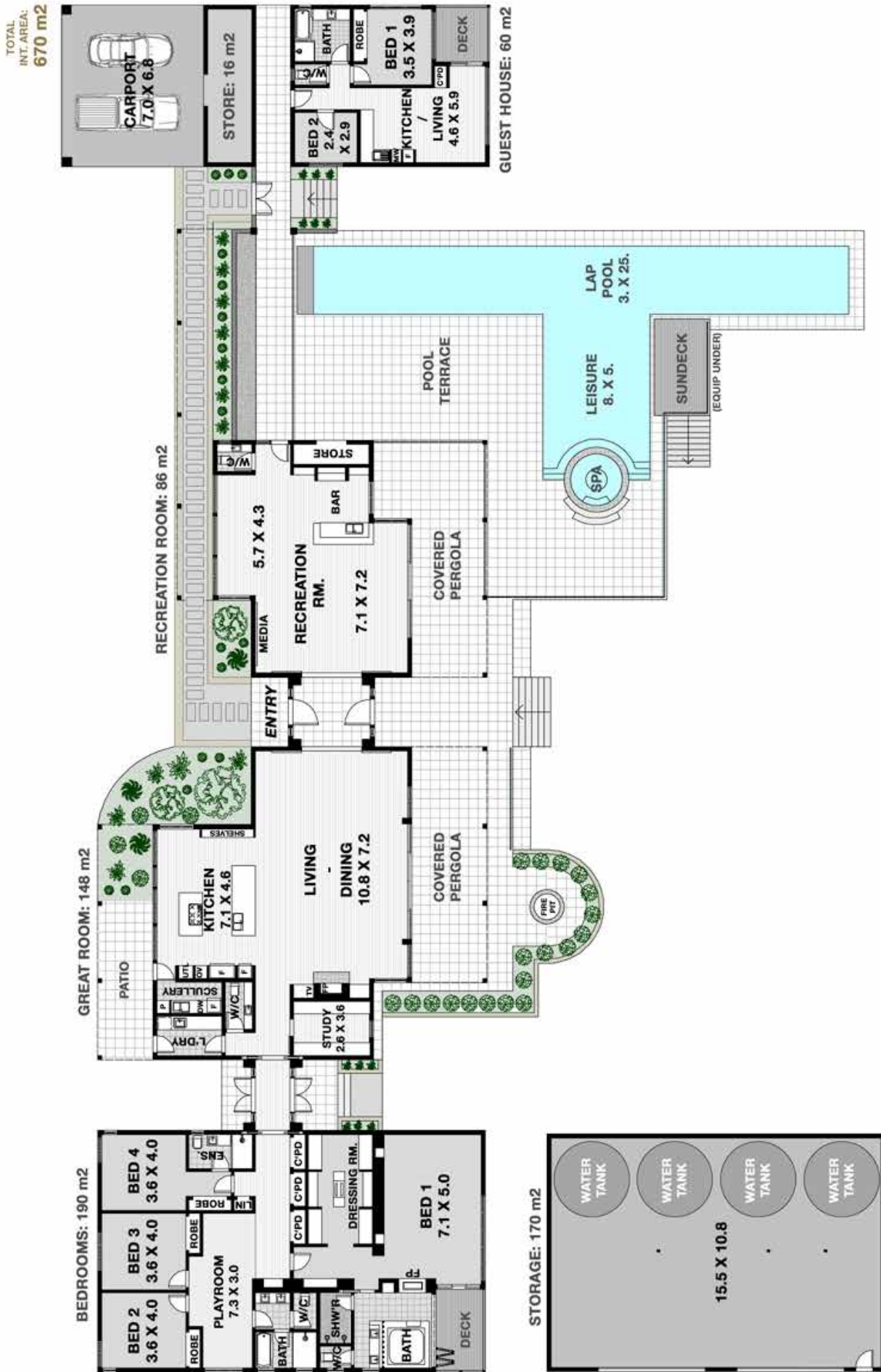
Construction: Timber incl Blackbutt floors Kwilah framed doors & windows, stone
Age: Completed 2011
Renovated: Brand new
Pool: 25 m lap pool & 5 x 8 m leisure pool
Spa: Custom built 8 person spa with waterfall

Water Supply: Rainwater tanks
Power: Gris (underground)
Sewer / Septic: Septic system
Council Rates: \$ tba
Mains Water & Sewer: Not applicable

Near Schools: Cape Byron Steiner School, Byron High & a number of primary schools
Nearest University: Southern Cross Univeristy, Lismore & Bond University, Gold Coast

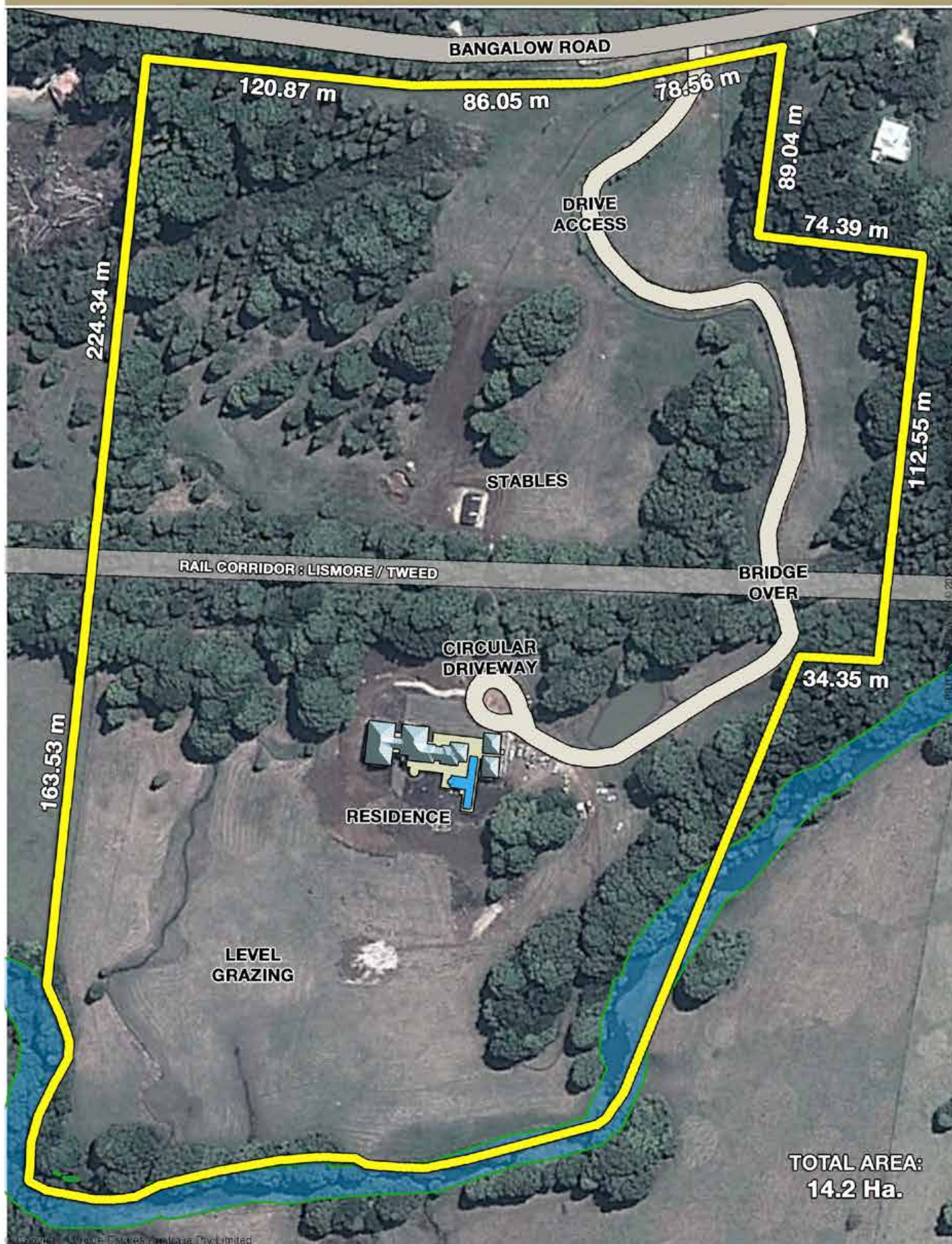
Rental Income: Ideal holiday accommodation and event & Wedding venue

FLOOR PLAN





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711 BANGALOW ROAD, BANGALOW NSW 2479



Boundary is approximate area only

LOCATION MAP

