



AQUILA

Spectacular hinterland home




- 270 degree panoramic views
- 130 peaceful and private acres
- Oregon & blue stone construction
- Two acres of open space
- Ridgetop retreat
- 10 minutes to Mullumbimby
- Pristine habitat

Every now and again a truly special place finds its way onto the market. This stunning 130 acre property feels more like a National Park than a private property and features over 100 acres of untouched forests that climb up to a pinnacle and open out into a mountain top ridge where an amazing home is perched overlooking breathtaking valley and ocean views.

Lovingly built from Oregon & blue stone this three bedroom pavilion-style ridge top retreat would make the perfect hinterland weekender. Only 10 minutes to Mullumbimby, 25 minutes to Byron Bay and just under an hour to Gold Coast international Airport. This property

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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Price \$2,950,000

 2  3  4  6  53ha



luxury properties


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comprises of a guest house with two bedrooms and two bathrooms with a separate spa room as well as the main building which has a wonderfully relaxed open plan dining, living and kitchen area with a dramatic open fire as its centerpiece. This building houses the ensuite master bedroom and also includes a powder room. The blue stone walls are cleverly matched with the weathered chocolate cedar and the interior perfectly echoes the exterior with black slate floors and stone feature walls. Aquila is a triumph of design and a stunning example of craftsmanship.

Outside boasts a 12 metre pool and 2 acres of landscaped surrounds. Take a bush walk and experience a wonderful array of flora and fauna or relax on the swing seat and take in the spectacular views, Aquila is a truly special find in every respect. Rarely does a property like this become available - capturing the beauty of the Byron Hinterland and stunning coastline while still maintaining complete privacy.

To arrange an inspection of this unique property please call Nicolette van Wijngaarden on 0411 144 877



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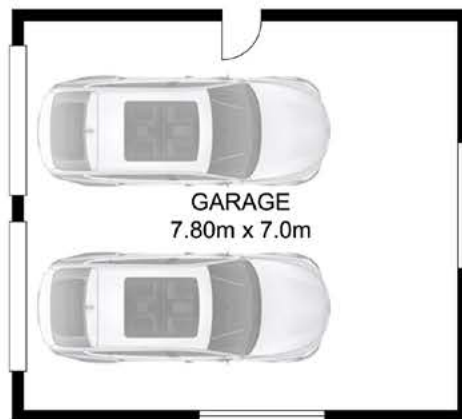
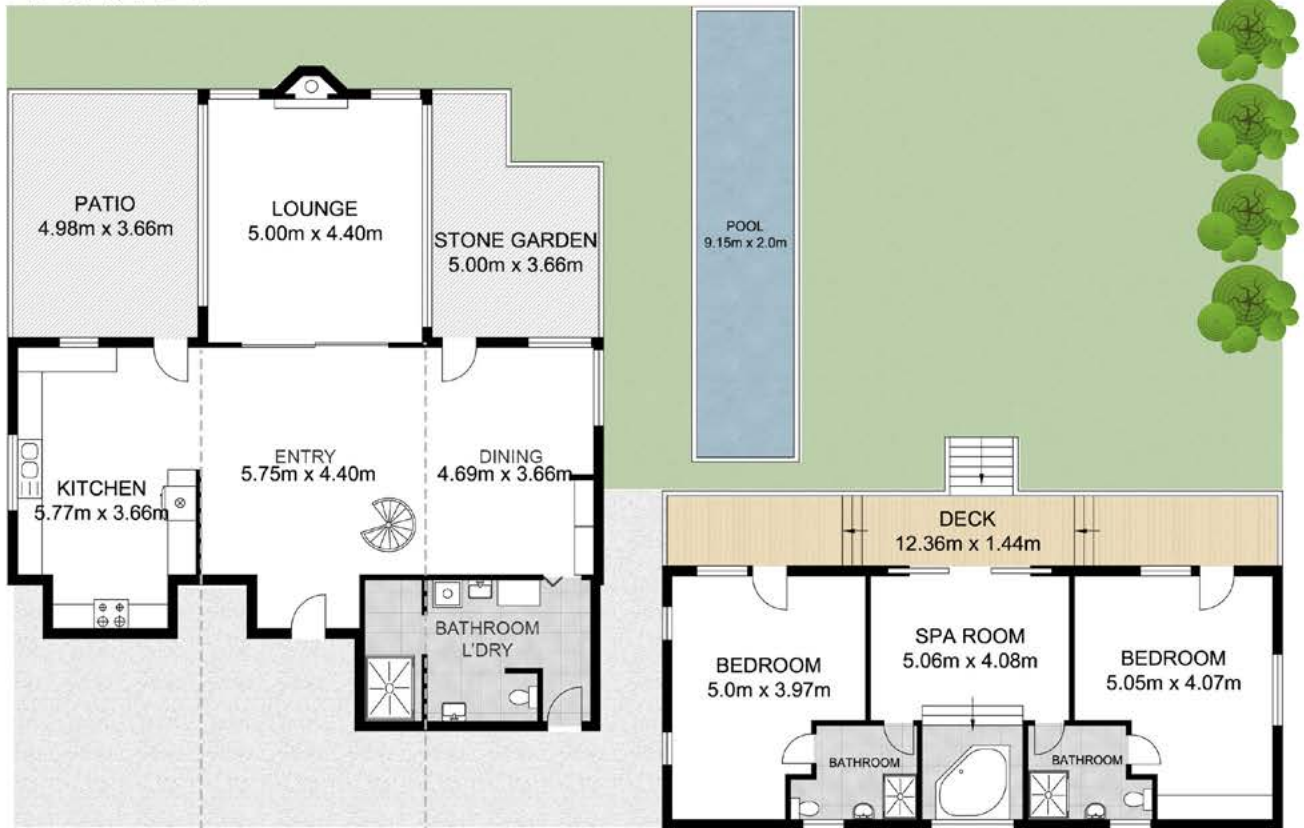


PROPERTY FACT SHEET

Aspect:	Easterly
Views:	Panoramic ocean, hinterland & mountain views
Height above sea level:	300m (at house site)
Coordinates:	28° 34'18.63"S 153° 26'26.35"E
Zoning:	Scenic protection
Construction:	Oregon timber & balsalt bluestone
House Size:	350 sqm (approx)
Age:	14 years (completed 2001)
Sheds:	2 car lock up garage
Pool:	12m lap pool
Water Supply:	Tank
Power:	Grid
Sewer / Septic:	Septic
Council Rates:	\$825 per quarter
Near Schools:	Shearwater Steiner School, Mullumbimby (bus pickup and drop off at driveway); Goonengerry Public School; Mullumbimby High School; Byron Bay Public School; St Finbars Primary; Byron High School; Cape Byron Steiner School
Nearest University:	Southern Cross University, Lismore; SAE, Byron Bay

FLOOR PLAN

Illustration for identification purposes only, measurements are approximate, not to scale.



0 1 2 3 4 5 INTERNAL LIVING: 210m²
 GARAGE: 55m²

99 Koonyum Range Road

99 KOONUYM RANGE RD, KOONYUM RANGE 2482



Boundary is approximate area only

LOCATION MAP

