



BEYOND BYRON

Escape to a tranquil lifestyle in the sky

- Impeccable architect-designed pavilion-style home
- Stunning hinterland views
- Sophisticated natural interiors including grey ironbark flooring
- Bi-fold doors and wrap around verandas
- Large separate self-contained studio used by the architect
- Fully screened and private outdoor shower
- Alfresco dining amid lush tropical courtyard plantings
- Spring fed dam
- 15 mins from Byron's beautiful beaches and an equal distance to Ballina's small but efficient Airport

Give in to the rhythm of nature as Beyond Byron opens her doors and reveals this opulent rural retreat.

From its elevated position deep in the Byron hinterland, this is an impressive four-bedroom, three-bathroom pavilion-style home that follows authentic Feng Shui principles to ensure it makes the most of the stunning vistas across the valley.

Spread atop a sprawling 40-acre block and surrounded by manicured lawns that fall away to the edge of a dense forest, the property's 225sqm master residence has been designed with rural sophistication, relaxation and versatility in mind.

Watch in wonder from your own viewing platform as mother nature shows off her might via raging electrical thunderstorms or sit in quiet contemplation as the brilliance of her sunshine adds a golden hue over the distant ridge beyond.

Price: \$2.8 million

 4  3  1+  2  40 acres

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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Constructed from ethically-sourced timbers and milled from light natural materials, the complex's three pavilions are interwoven with intricate pathways and stone walls features, knitted together via wraparound timber decking.

Architect built and owned, the home's custom glazing and sliding glass walls not only ensure a passive cooling system but assist to blur the lines between the home's ambiguous internal and external spaces.

The living area features striking grey ironbark flooring while the open plan chef's kitchen has a multi-purpose stone island bench and an impressive array of modern appliances. A spacious dining area and a large wood-burning fireplace round out the living zone.

The master bedroom in the main pavilion boasts a walk-in robe, a second fireplace, an impressively large ensuite and, akin to every

other room in the home, a breathtaking view too difficult to ignore. For those who prefer to do their bathing outdoors but still like to maintain a degree of modesty, the property has a separate shower set on a large basalt rock, thoughtfully and tastefully hidden by a small screening of trees.

The second pavilion houses two guest bedrooms and includes a shared, cavernous ensuite with full size bath and separate laundry while the third and final pavilion hosts a high calibre self-contained studio and stylish ensuite bathroom.

Solar panning, energy efficient lighting and a generous inbuilt vegetable garden round out Beyond Byron's impressive eco-credentials.

For more information please contact Nicolette van Wijngaarden of Unique Estates on 0411 144 877.

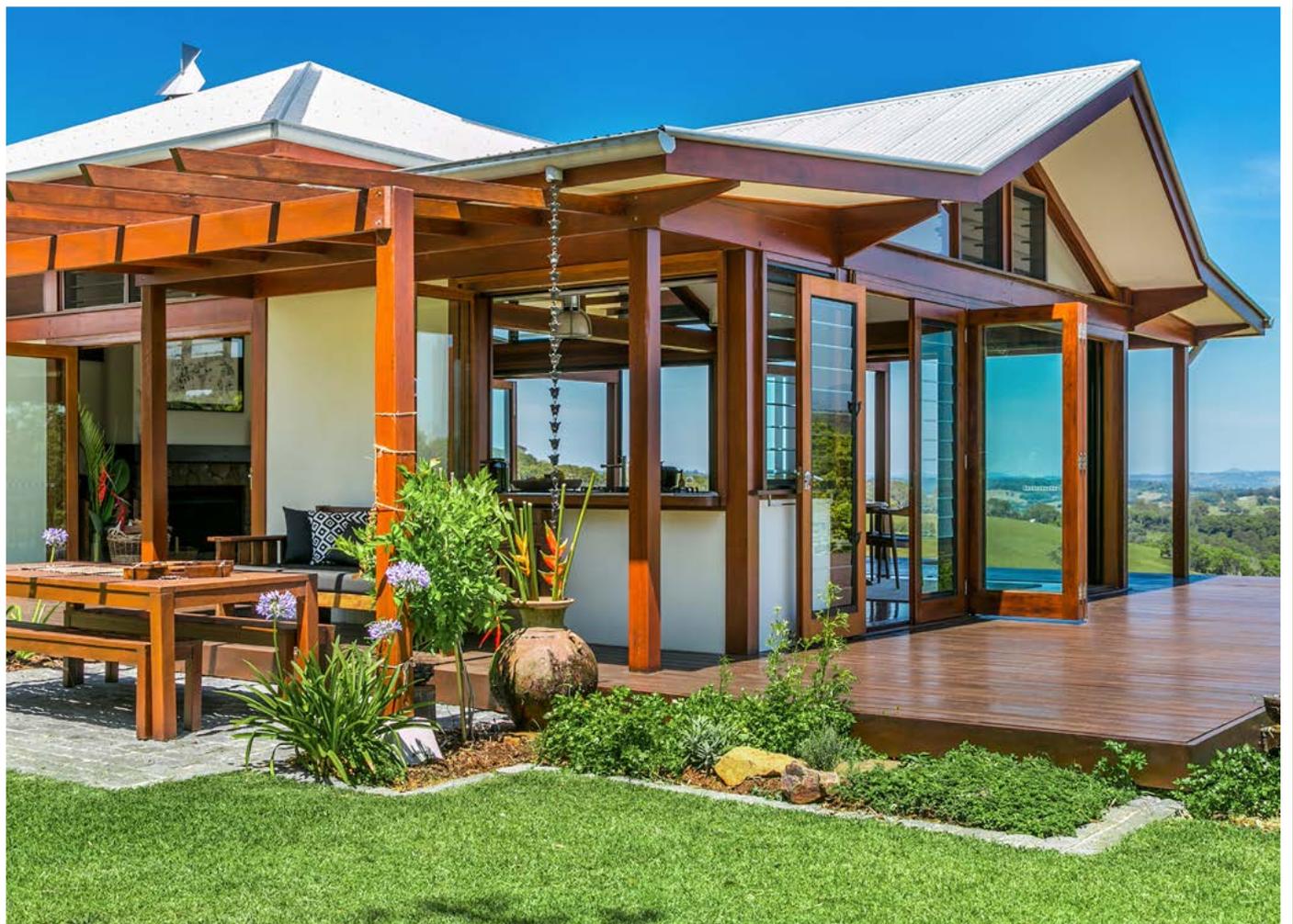


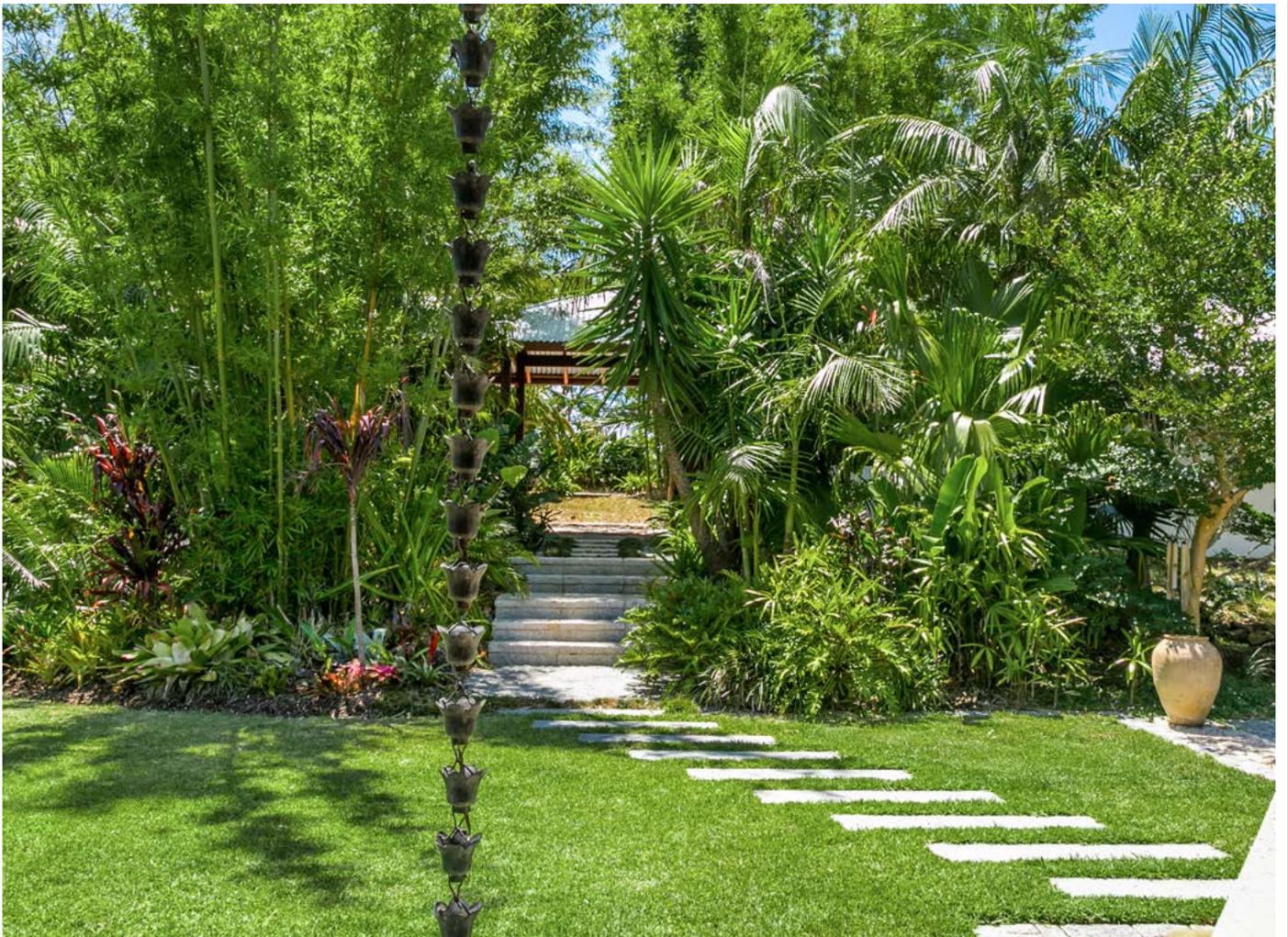
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PROPERTY FACT SHEET

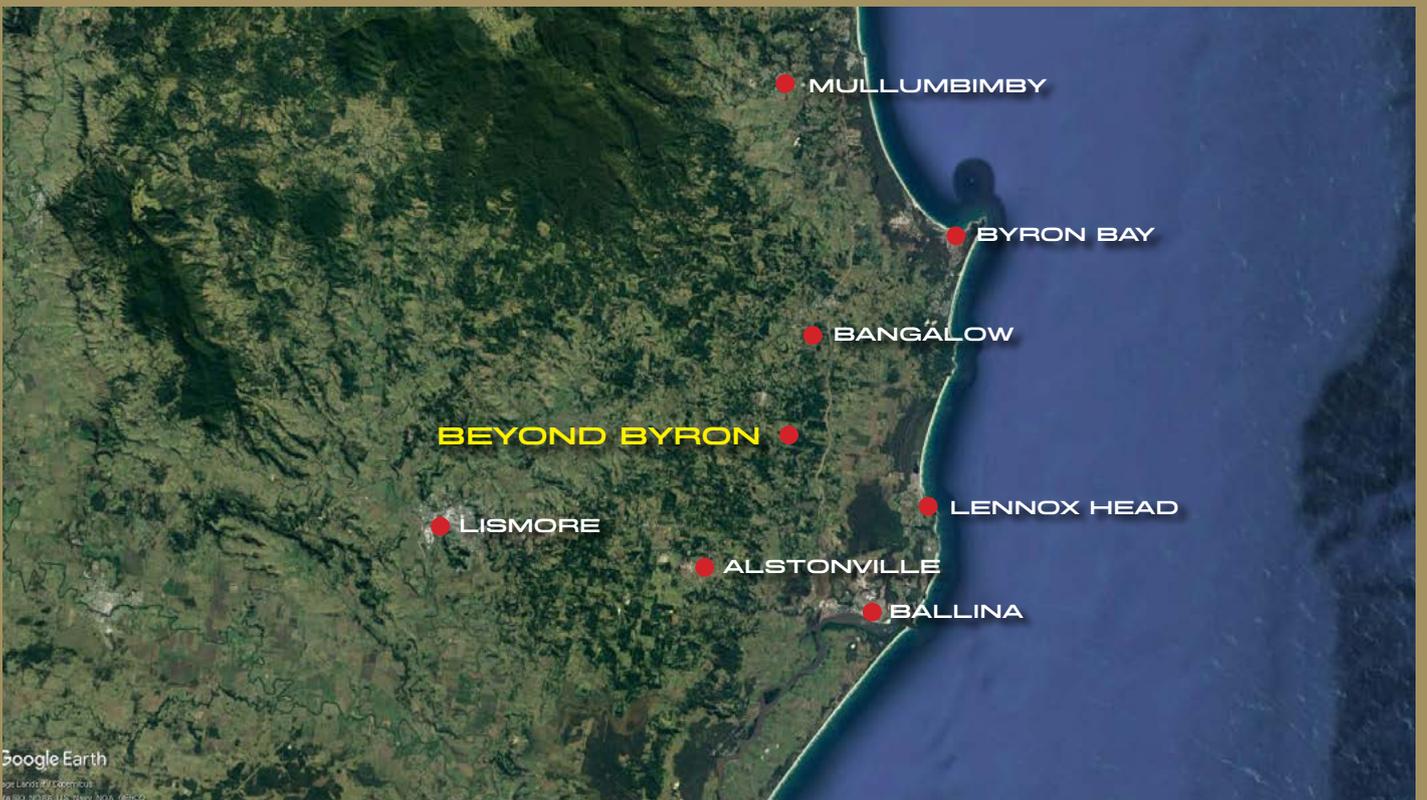
Aspect:	North-Westerley
Views:	Valley and hinterland
Height above sea level:	122 mtr
Coordinates:	28° 45'22.56" S 153° 29'55.42" E
Zoning:	DP258956
Land Size:	40 acres
House Size:	Interior Floor 225m ² (main house)
Guest House:	10.5 x 5.7 (studio/office)
Outbuildings:	Studio / Office - separate from main house
Construction:	Timber, glass and ironbark
Year Built:	2010
Water Supply:	3 tanks totaling 95,000 L + a bore
Power Supply:	Mains
Sewer/Septic:	Septic
Near Schools:	Fernleigh Public School, Lennox Head Public School, Alstonville High School, Southern Cross K-12 School Ballina, Byron Bay High
Nearest University:	Southern Cross University, Lismore Griffith University, Gold Coast

587 FERNLEIGH ROAD, BROOKLET, NSW, 2479



Boundary is approximate area only

LOCATION MAP



Google Earth
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