



MIDDLE EARTH

A beautiful country setting

- **Stunning hinterland views**
- **Huge potential as rural tourism facility**
- **80-90% usable, flat, scenic land**
- **Abundant water including creeks, billabong & spring**
- **2 new barns, separate office & large external garage**
- **Extensively renovated**
- **Modern kitchen with quality appliances**
- **Reverse cycle ducted and sensor controlled air-conditioning**
- **30 minutes to Gold Coast International Airport**

Located in the Byron hinterland north of Mullumbimby, Middle Earth will transport you to another place. This stunning property set on 19ha of predominately cleared land still has pockets of breathtaking rainforest and would be perfect for a rural tourism facility or a fantastic family estate.

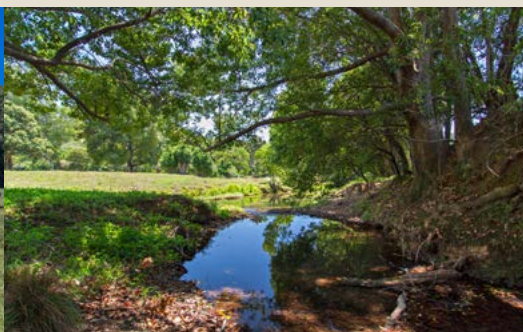
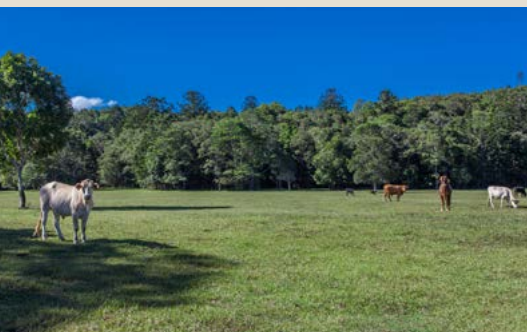
The property boasts 3 creeks and a billabong as well as a spring. There are 6 rainwater tanks with a total capacity of 62,000 litres. Cattle are currently being agisted by a local farmer.

Originally built in 1978, Middle Earth has been extensively renovated. As well as the main house, there are 2 barns, a separate

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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Price Expressions of Interest

 5  2  8+  19.77 ha (48.8 acres)



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office, large external laundry and a three car garage with cedar doors.

In the main house all the bedrooms have built ins and all are large enough for king beds. There are 2 stylishly renovated bathrooms inside and there is also a beautiful outdoor bathroom that joins 2 of the buildings. The modern kitchen and large separate laundry both have quality Miele appliances. There is also a Bang & Olufsen zoned sound system and reverse cycle ducted and sensor controlled air-conditioning.

The 2 barns, currently used as play room/art/music studio feature open plan living spaces, stable doors and hoop pine walls and

ceilings. There are fantastic covered walkways between buildings and many outdoor entertaining areas with spectacular views.

Only 30 minutes from the Gold Coast International Airport, 20 minutes from Byron Bay, 10 minutes from Mullumbimby and just 10 to the North Byron Parklands festival site, Middle earth would make a fabulous family home or a wonderfully relaxing retreat.

For more information please contact Nicolette at Unique Estates on 0411 144 877

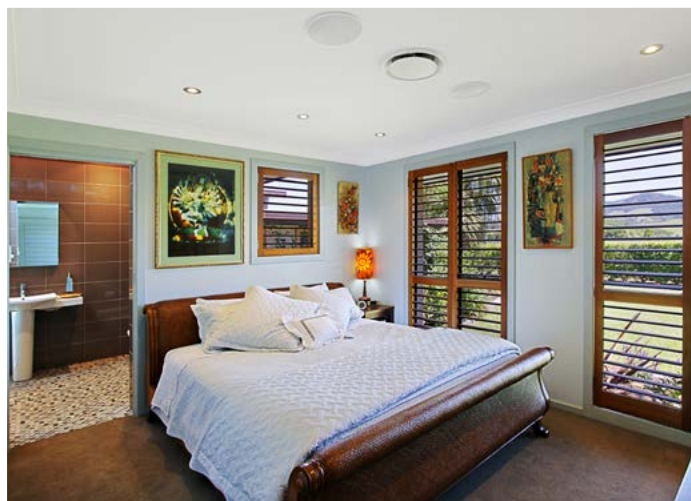


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MAIN HOUSE



BARNS













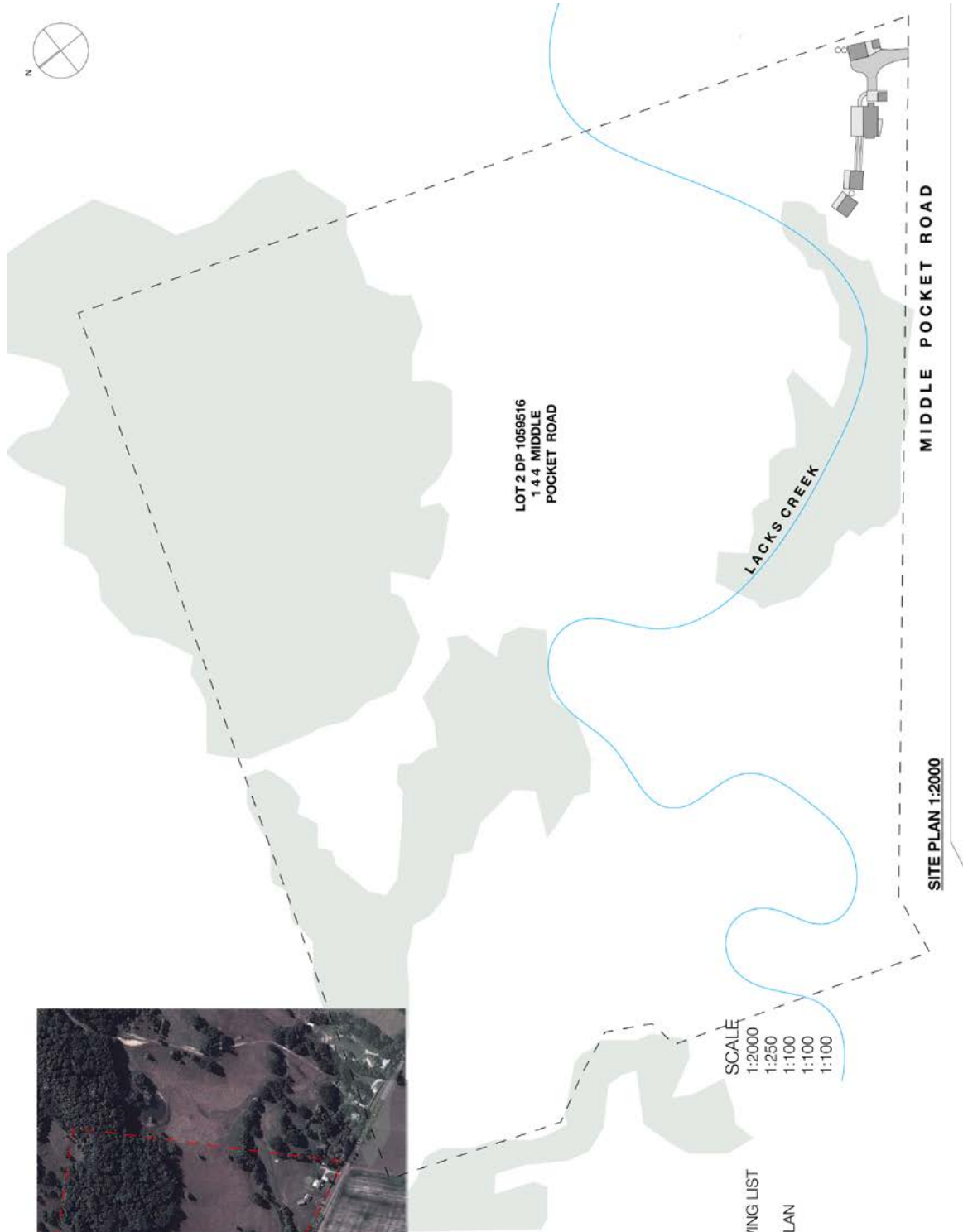
PROPERTY FACT SHEET

Aspect:	Northerly
Views:	Rural/hinterland
Height above sea level:	22 m (at house site)
Coordinates:	28° 29'34.02"S 153° 29'30.885"E
Zoning:	Non Urban/Rural
Construction:	Rendered brick, insulated roof, timber outbuildings
House Size:	393.1 sqm
Age:	1978
Renovated:	completed 2012
Outbuildings:	2 x barns, Separate office, large separate laundry
Water Supply:	6 Rainwater tanks (62,000 total), 3 creeks, billabong Spring water Separate pump running from the creek irrigating all the gardens
Power:	Grid, Hot water - solar
Sewer / Septic:	Septic
Council Rates:	\$421 per quarter
Near Schools:	Ocean Shores Public School; Mullumbimby Public School; Mullumbimby High School; Shearwater Steiner School; St John's Primary School;
Nearest University:	Southern Cross University, Tweed Heads & Lismore; SAE; Bond University

SITE PLAN



LOCATION PLAN



DRAWING SCHEDULE

ISSUE	No	NAME
00		SITE PLAN & DRAWING LIST
01		SITE PLAN
02		GROUND FLOOR PLAN
03		ELEVATIONS
04		ELEVATIONS
05		SECTIONS

SCALE

1:2000
1:250
1:100
1:100
1:100

144 MIDDLE POCKET RD, MIDDLE POCKET, 2483



Boundary is approximate area only

LOCATION MAP

