



THE OLD POSSUM CREEK SCHOOL

A truly unique opportunity

- Beautiful 4 bedroom house
- Large shaded verandas
- Separate guest cottage
- Old school house converted into studio accommodation
- Theatre room
- Wood fired pizza oven
- 80 metres of creek frontage
- 100,000 litres of water storage
- 5KVA solar power

Located just 15 minutes from the beaches of Byron Bay and seven minutes to beautiful Bangalow, on a leafy country road, in the sought after hamlet of Possum Creek, this wonderful property oozes character and charm. A rare opportunity now exists to acquire a piece of local history.


The front building was run as a school from 1911 until 1961 and the old school house has now been converted into guest accommodation.

The main house, built by the current owners, sits perched on a leafy ridge overlooking Possum Creek below. It features four bedrooms

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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Website www.uniqueestates.com.au

Price \$3.1 to \$3.4 million

 3  6  4  23

 2 acres



luxury properties



unique
ESTATES



(or three plus study) and a large, yet cosy, lounge with separate kitchen/dining area opening onto shaded verandas that make for seamless indoor/outdoor entertaining and of course relaxing.

Downstairs there is a large laundry, ample storage, a theatre room (or possible additional training space) and a generous four-car lock-up garage.

Across the lawn is a very sweet, one-bedroom guest cottage over two levels – also overlooking Possum Creek.

Having poured several years of labour and love into this wonderful

property, the owners are looking to relocate to Brisbane to enjoy their grandchildren.

The Old Possum Creek School would have to be one of the most beautifully presented properties in the area and is now ideal as a holiday home or primary residence. This property awaits your inspection and is looking for an owner ready to put their own touch on the place whilst adding to its long and colourful history.

To arrange an inspection of this property, please contact Nicolette van Wijngaarden on 0411 144 877



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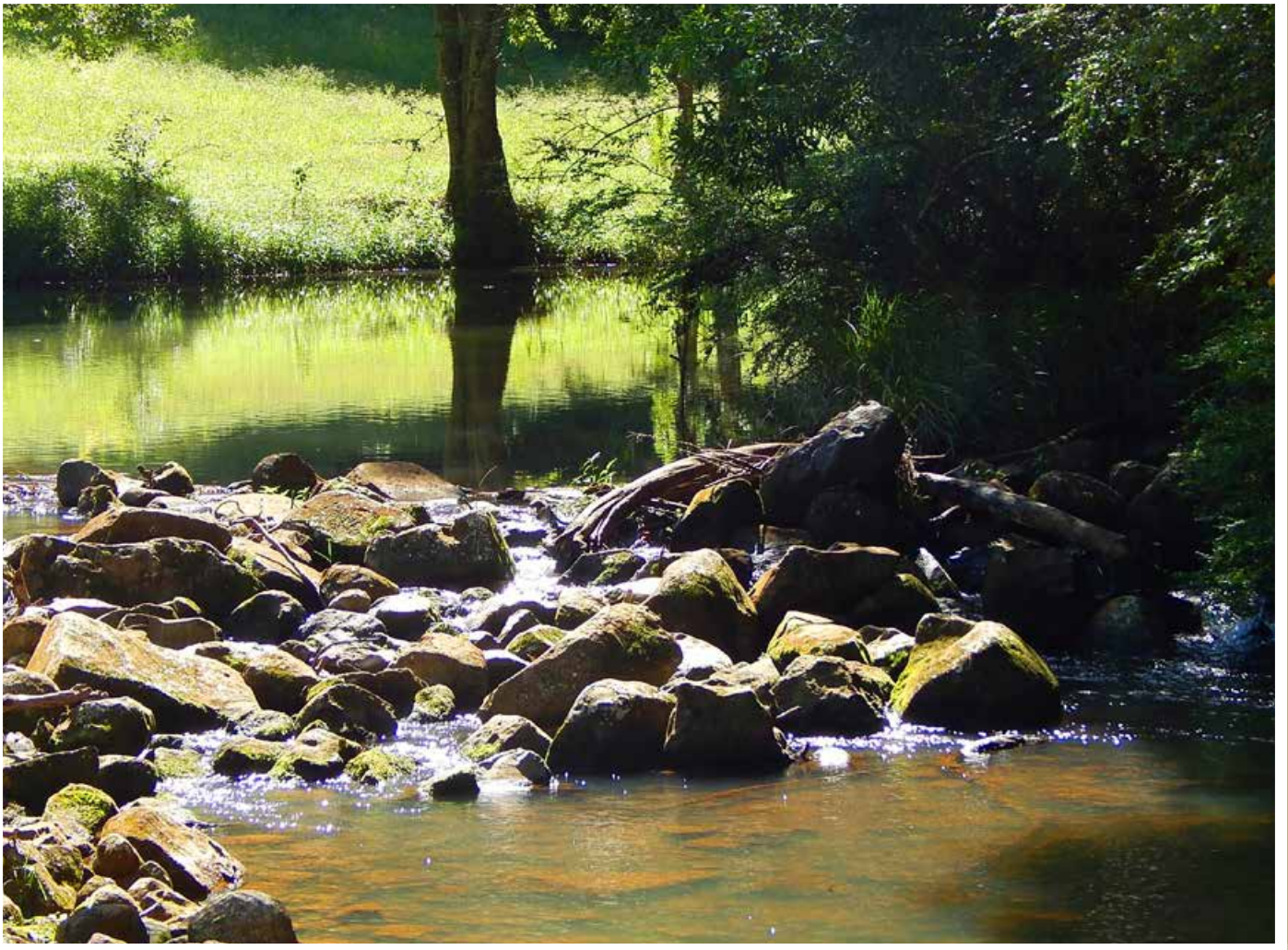










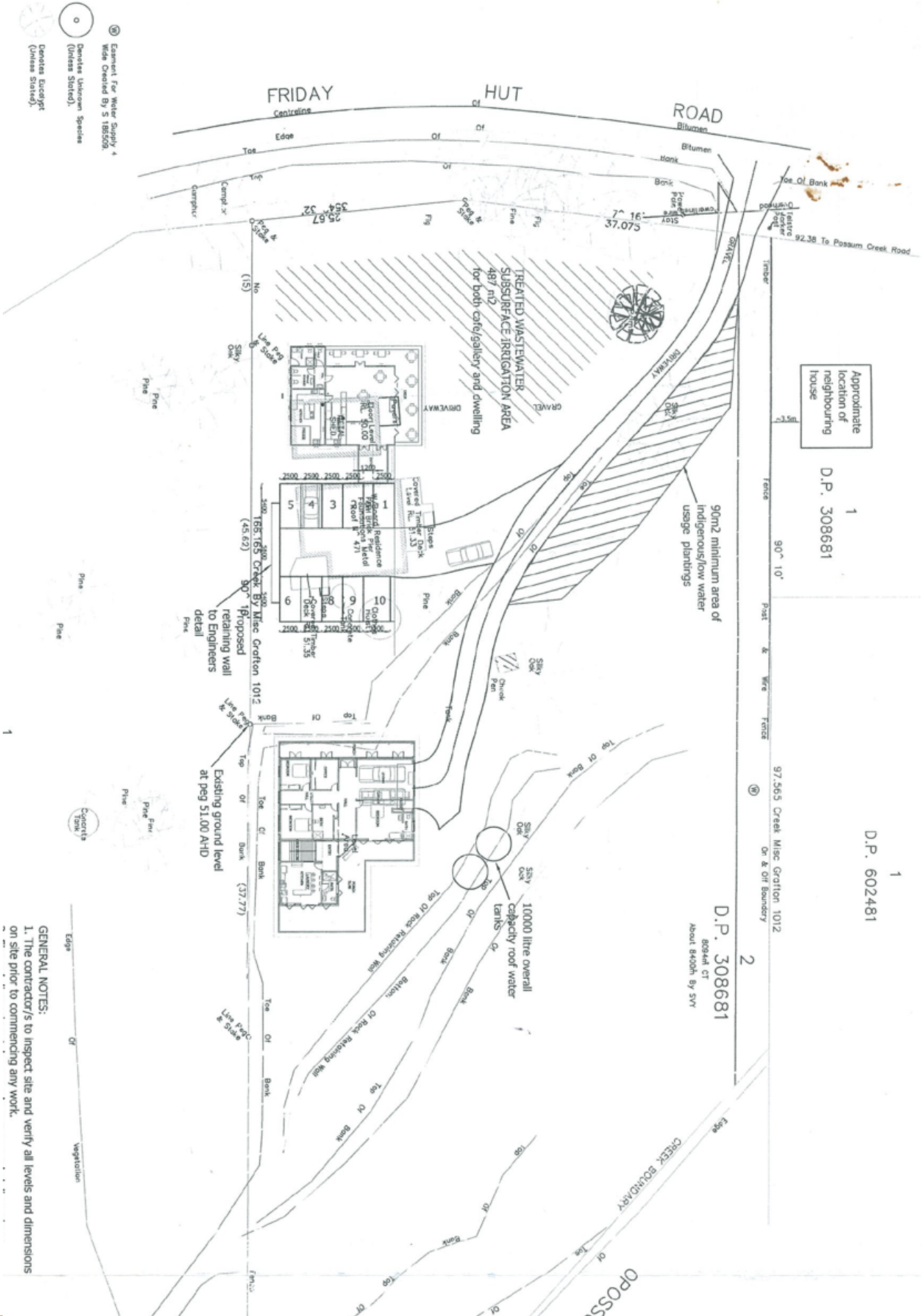




PROPERTY FACT SHEET

Aspect:	Northerly
Views:	Hinterland
Height above sea level:	59 m (at house site)
Coordinates:	28° 40'15.93"S 153° 29'31.98"E
Zoning:	Non Urban/Rural
Construction:	Wood
Size:	House: 303 sqm under roof Gallery/cafe: 184 sqm
Gallery/Cafe:	Current approved trading hours 8am to 5.30pm
Guest House:	Studio
Age:	104 years
Renovated:	Yes
Easements:	Water easement for neighbouring property
Water Supply:	90,000 underground tank (house), 20,000 litre tank (cafe/gallery)
Power:	Mains, 3 phase power, 5kva solar power (returns \$800 - \$1000 per quarter) 50kva fully integrated alternative power supply
Sewer / Septic:	Commercial sewage system
Council rates:	\$1,587.80pa
Near Schools:	Coorabell Primary School; Bangalow Public School; Byron Bay Public School; St Finbars Primary; Byron High School; Cape Byron Steiner School
Nearest University:	Southern Cross University, Lismore; SAE

SITE PLAN



- ⊙ Eminent For Water Supply & Wide Created By S 188509
- Denotes Unknown Species (Unless Stated)
- Denotes Eucalypt (Unless Stated)

GENERAL NOTES:
 1. The contractor/s to inspect site and verify all levels and dimensions on site prior to commencing any work.

Approximate location of neighbouring house

D.P. 308681

D.P. 602481

D.P. 308681
 8094th CT
 About 8400th By SVY

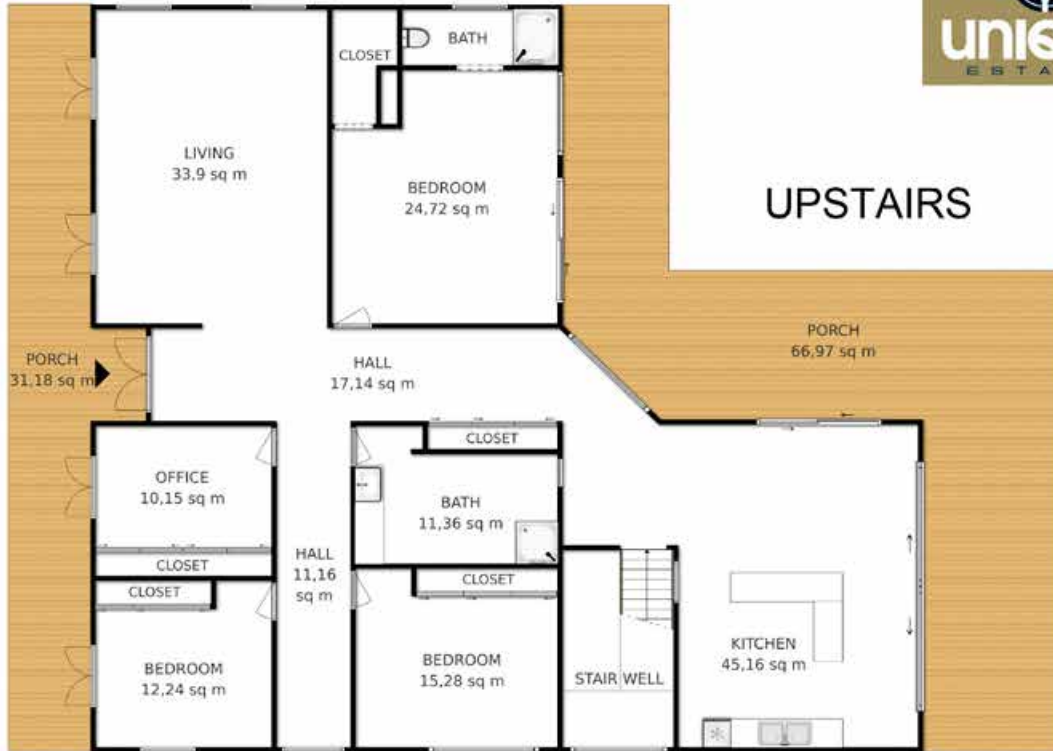
97.565 Creek Misc Gratton 1012
 Or & Or Boundary

OPROSS CREEK BOUNDARY

FLOOR PLAN

This floor plan represents the current use of the property and does not claim to represent or confirm Council's approved plans and use of this property

LILIANAS @ POSSUM CREEK



DOWNSTAIRS

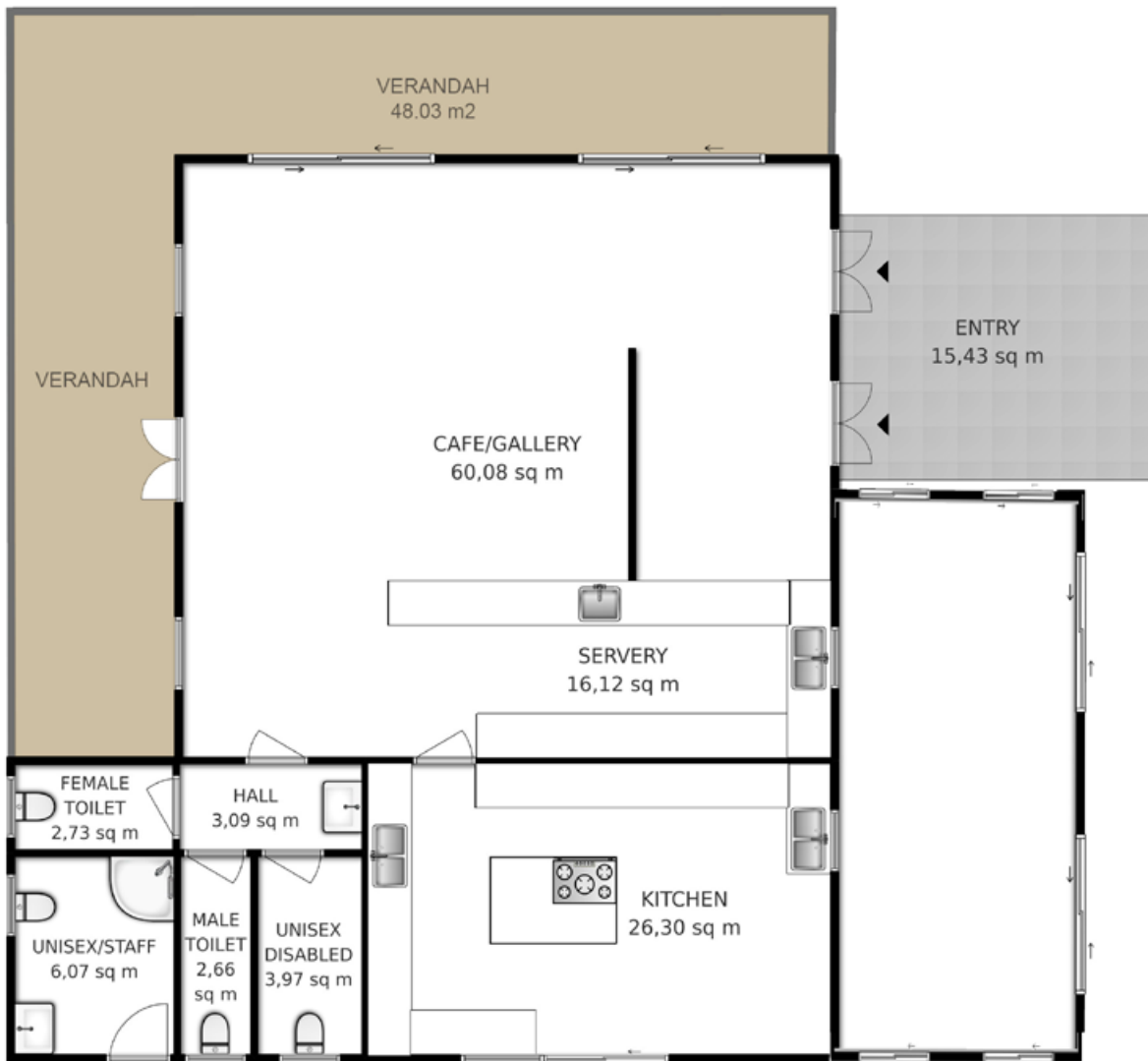


floor plan layout as illustration only - all figured dimensions approximate - do not scale - no liability accepted

FLOOR PLAN

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LILIANAS CAFE POSSUM CREEK



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471 FRIDAY HUT RD, POSSUM CREEK, NSW 2479



Boundary is approximate area only

LOCATION MAP

