



### 39 Federation Drive, Eltham FOR SALE



#### Manicured Eltham Acreage with Magnificent Hinterland Views

Experience the pure serenity of hinterland living on this beautiful acreage in the tranquil surrounds of Eltham. Spanning 2.5 lovingly maintained acres, the property unveils cinematic views over the charming village centre to the vast expanse of the hinterland beyond.

Offering a unique fusion of rural peace with the appeal of village convenience, it's just a short walk to the iconic Eltham pub for live music and delicious meals, or an easy scenic drive to the centre of Clunes with its general store, cafe, post office and bottle shop.

Framed by acres of manicured lawn, the residence showcases an expansive floorplan including the impressive main living area, oriented to showcase the spectacular elevated views over the countryside. The views continue in the large light-filled dining room with easy access to a sun-drenched alfresco entertaining patio, while home cooks will enjoy the central kitchen complete with great storage and a breakfast bar.

Unwind in the generous master suite with ensuite, walk-in robe and direct alfresco access, or choose from three further large bedrooms all offering built-in robes.

A unique feature of this exceptional property is the huge separate shed with a self-contained space and a prep kitchen with the potential for a home office or additional income.

Animal lovers and green thumbs will rejoice in the endless space for pets to roam, or why not plant your own edible gardens and fruit trees? There's space for everything, including the covered carport and ultra-versatile shed.

It's just a scenic 15-minute drive to beautiful Bangalow with its array of galleries, restaurants and famed monthly markets, while Lennox Head's iconic surf breaks are a mere 25-minute drive away. Arrive at the centre of Byron Bay in just 30 minutes, or wander down the hill to the Eltham Hotel just 800m away. A landmark eco-tourism feature of the region, the Northern Rivers Rail Trail will soon venture through picturesque Eltham, offering a scenic, family-friendly way to explore the verdant countryside.

Offering space, privacy, magnificent views and the convenience of nearby village amenities, this premium property will delight families seeking the ultimate hinterland lifestyle.



**Chloe Coleman**

Sales Agent - Kim Jones Property

**M:** 0487 390 540

**E:** [chloe.coleman@smileelite.com](mailto:chloe.coleman@smileelite.com)

#### Property Specifications

- \* Beautiful 2.5-acre property showcases spectacular hinterland views
- \* Four-bedroom residence enjoys a choice of spacious living areas
- \* Banks of large windows maximise the light and views at every turn
- \* Relax with friends on the sunny outdoor entertaining patio
- \* Master bedroom offers an ensuite and walk-in robe
- \* Three further large bedrooms all feature built-ins
- \* Main bathroom with tub, internal laundry, fans throughout
- \* Huge separate shed offers a versatile self-contained flat/studio
- \* Carport, plenty of space for pets or a pool STCA
- \* Short walk to the ever-popular Eltham Pub
- \* 4 min drive to Clunes for cafe, grocery store, bottle shop
- \* Northern Rivers Rail trail connecting to Eltham
- \* 15 mins to Bangalow, or 30 mins to Byron Bay

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their enquiries.

#### Features

##### Land size

2.50 Ac



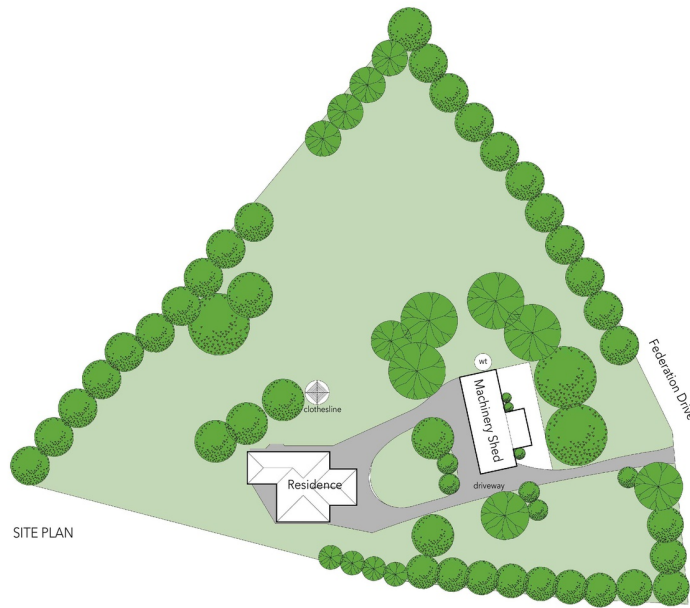
**Chloe Coleman**

Sales Agent - Kim Jones Property

**M:** 0487 390 540

**E:** [chloe.coleman@smileelite.com](mailto:chloe.coleman@smileelite.com)

39 Federation Drive  
CLUNES  
Land Size 2.56 Acres



FLOOR AREA SIZES  
Internal 337 m<sup>2</sup>  
External 70 m<sup>2</sup>  
Total 407 m<sup>2</sup>

PROPERTY DETAILS  
🛏️ - 3   🚿 - 3   🏠 - 1



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.