






33.5 Acre property situated in the sought-after Byron hinterland

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617 Hinterland Way, Newrybar

For Sale - Guide \$2,000,000 to \$2,200,000

Set across an impressive 33.5 acres, this exceptional rural holding offers a rare combination of productive hobby farm and spacious family living.

At the heart of the property is a substantial six-bedroom residence, thoughtfully designed for large families, multigenerational living or guest accommodation. The home features Open plan living spaces with high ceilings that flow out to a large wrap-around balcony where you can look over rolling hills.

Equipped with three bathrooms, including two en-suites, along with expansive living spaces and year-round comfort thanks to ducted heating and cooling plus reverse-cycle air conditioning. A generous under-house parking area accommodates 2-5 vehicles, ideal for machinery, storage or secure garaging.

The land itself is highly productive, with approximately 5 acres of established guava trees, supported by a 20 megalitre water licence, town water, a dam, and grid power enhanced by a 6.6kW solar system with a 13.4kW Tesla battery. Additional infrastructure includes a large fruit processing shed complete with a cool room, a smaller workshop shed, septic sewer, and electric hot water.

Designed for efficient farm management, the property is fully fenced and divided into four

Property ID:	L39131859
Property Type:	House
Garages:	8
Land Area:	33.5 acres

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paddocks with steel cattle yards, and comes equipped with a TYM tractor with a filtered, air-conditioned cabin for fruit fly spraying, as well as a Fiat tractor for mulching and slashing.

Offering scale, productivity and lifestyle in equal measure, this is a rare opportunity to secure a fully equipped rural property with established income potential and outstanding versatility.