

# Stunning Views and Room to Move



## 3 Bayfigs Place, Myocum

- 350+sqm house on 1 acre easy care grounds
- Low running cost, energy and water efficient
- Modern living and spacious entertaining

4  3  2+   
\$1,150,000 Negotiable

Welcome to 3 Bayfigs Place, a beautiful, oversize family home set on an easy care 1 acre block with unobstructed 180 degree views to iconic Byron Lighthouse and the North.

PH: 0414 996 490

[www.3bayfigsplace.com.au](http://www.3bayfigsplace.com.au)

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*If you are a family looking to upgrade to a beautiful stress free home to raise the kids or an executive seeking a secure investment and low maintenance home from which to fly in and fly out, 3 Bayfigs Place is without comparison at the price.*

Without doubt, this property is the well built Australian and there are few properties on the market as well constructed as this. A combination of double brick and fully insulated walls provide impressive thermal mass and the suspended concrete slab floors, laid with beautiful polished hardwood timber deliver excellent sound and thermal insulation.

The North Easterly orientation ensures the property captures all day sun and cooling summer breezes removing the need for expensive air conditioning. The insulated roof, solar passive design and huge polished concrete deck at the front ensure significant radiated warmth during winter.

There are three bedrooms on the main level, all of which are larger than double size. All have built in robes and importantly, great natural light and ventilation. The master has a walk through robe, large ensuite bathroom, access to the deck and views across to Byron Bay.

Underneath the house there is a large room 50m<sup>2</sup>+ with large full bathroom and separate access that can be used as a study, office, 4th bedroom or kids rumpus room or media room. In fact, the use is limited only by your imagination.

The grounds are gently sloping and are genuinely easy care.

The property's location in Myocum is excellent and is 10 minutes from the world class beaches of Byron Bay and Brunswick Heads or the eclectic, laid back town of Mullumbimby. 40 minutes North or South sees you on a plane from Gold Coast or Ballina airport. School buses from the bottom of the road, will see your little ones at any of the private, public or Steiner schools in the area.

Significantly, as a result of its well thought out and excellent construction qualities, the property costs under \$3,000 a year to run! (bills available to view)

*For further information, facts and features please contact 0414 996 490 or visit the website: [www.3bayfigsplace.com.au](http://www.3bayfigsplace.com.au)*

## Referral Reward:

Thank you for taking an interest in our home. If the property is not for you and you know of anyone who may be interested in this property, you can earn a referral reward of \$3,000 if you refer an interested party who then purchases the property.

For full details of this 'no strings' opportunity, please visit [www.3bayfigsplace.com.au](http://www.3bayfigsplace.com.au)

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