



## 107 Bates Road Federal NSW

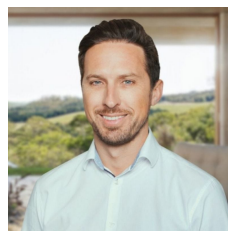
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Nestled amidst the tranquil Federal hinterland, "Hill Top Abode" offers a breathtaking sanctuary where opulence meets nature. This 5-bedroom pavilion-style estate sprawls across 30 acres of lush greenery, just minutes from Federal's charming main street and the renowned Doma Cafe.

- Enjoy 500sqm of open-plan living space featuring cathedral ceilings, polished timber floors, and a cozy fireplace
- Relax by the stunning 14-meter mineral infinity pool, surrounded by lush greenery and a fully-equipped BBQ area for year-round entertaining
- The high-end kitchen boasts a stone island bench, European appliances, and a butler's pantry

[For full version visit the website](https://www.byronbaysir.com.au)

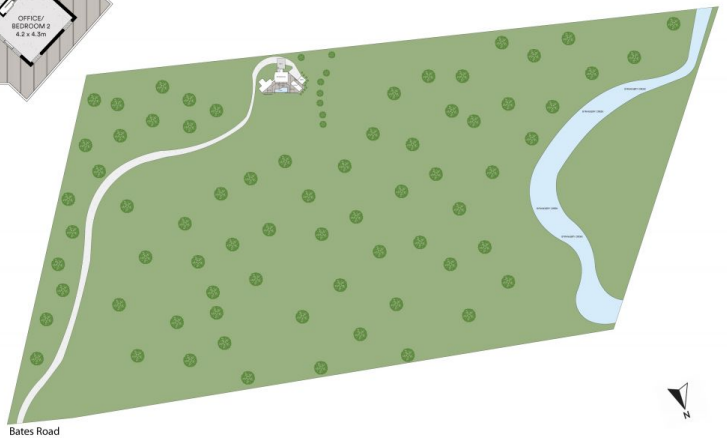
**Type** : House  
**Price** : EOI guide on request, close 27th November 5pm  
**Land Size** : 12.02 Acres  
**View** : <https://www.byronbaysir.com.au/sale/nsw/northern-rivers/federal/residential/house/8158948>



**Denzil Lloyd**  
02 6610 9892



**Will Phillips**  
02 6610 9892



INT : 499m<sup>2</sup>  
 EXT : 486m<sup>2</sup>  
 LAND : 120,900m<sup>2</sup>

Scale in metres. Indicative only. 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.

107 BATES ROAD, FEDERAL

Byron Bay | Sotheby's  
 INTERNATIONAL REALTY