

Wake up to the life you actually wanted.

Open the blinds and the hinterland rolls out in front of you. Green hills, tree-lined ridges, and a sky that goes on forever. The kids are barefoot on the verandah before the kettle has boiled. Nobody is rushing anywhere. This is just a Saturday.

Behind you is the home that suits your family perfectly, because you picked it. Four bedrooms, a retreat for movie nights, a big kitchen with a butler's pantry, a mudroom for the boots and chaos, and an alfresco made for long lunches. Browse the range, choose the layout and finishes you love, and it's ready to go.

Most people stop dreaming at this point because building on acreage feels like a gamble. What do the services cost? What's under the dirt? Will the budget blow out? We take those worries off your plate and hold your hand at every stage. You get one team, one plan, a firm budget and a clear timeline, from the first conversation to the day we hand you the keys.

Coastal Concepts brings 20 years of experience matching people with hard-to-find land, and **Longhorn Barndominiums** brings the building know-how.

YOUR BUILDER PARTNER

Longhorn Barndominiums

Luxury barndominium homes, built to the inclusions shown



89 Springvale Rd. 20 acres with water frontage.

LAND FROM

$1,700,000

20 acres with water frontage

BUILD FROM

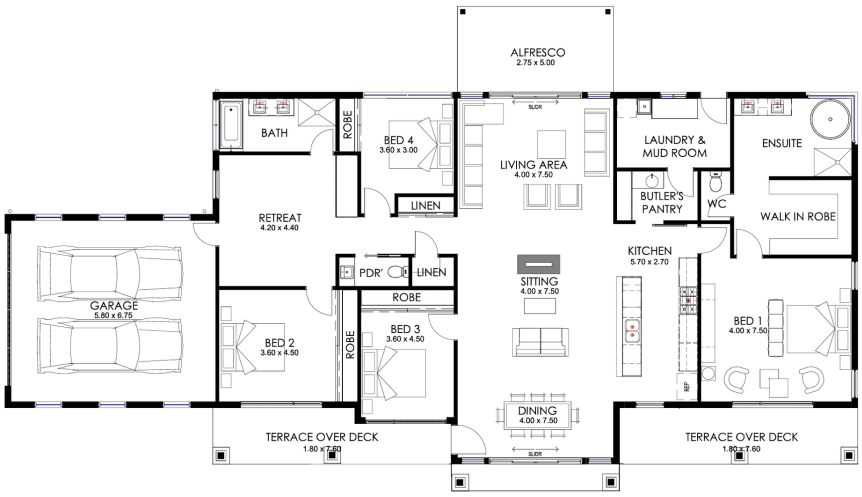
$1,600,000

Montana 300, services and site works

TURNKEY FROM

$3,300,000

Land and home, ready to live in



MONTANA 300 BY LONGHORN BARNDOMINIUMS | FLOOR PLAN

- **Montana 300m² barndominium by Longhorn Barndominiums** with 4 bedrooms, retreat, butler's pantry, mudroom, alfresco and double garage
- **Longhorn luxury inclusions throughout:** James Hardie cladding, Fisher & Paykel appliances, Cosentino stone benchtops, ABI Interiors tapware, freestanding bath, Jetmaster fireplace, Fujitsu ducted air conditioning, heat pump hot water
- All services connected
- 2 x 45,000L rainwater tanks
- Infiltration trench for tank overflow and surface drains
- Home sewage treatment plant with surface irrigation
- Site prepared with 1m cut and 1m fill, bulk concrete piers to suit
- 150m² brushed concrete driveway

Swap in any home from the Longhorn range, and add a pool, tennis or pickleball court, stables or landscaping when you're ready, all designed to suit you. Build the dream in stages.

Your dream home. We make the build easy.

Base example pricing only, excluding council fees, stamp duty, legal and other purchase costs. Images and plans are illustrative only.

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THE LAND

What your land holds.

89 Springvale Rd | Eureka NSW 2480 | Byron Bay hinterland

Twenty acres of near-level, manicured land with big water frontage and elevated water views, 8 minutes to Bangalow.

89 SPRINGVALE RD AT A GLANCE

- Near-level manicured terrain
- Big water frontage
- Elevated water views
- **Springvale Road frontage**, 8 minutes to Bangalow

ZONING & PERMISSIBLE USES

What this land can be used for.

ZONE

RU1 Primary Production
Byron Local Environmental Plan 2014

A dwelling house is permissible on each holding.
Six registered, individually titled holdings.

Also permissible with the consent of Council

Agritourism including farm experience premises and farm gate premises	**Bed and breakfast accommodation**
Dual occupancy attached and detached	**Farm stay accommodation**
Rural workers' dwellings	**Camping grounds**
Secondary dwellings	**Restaurants or cafes**

SOURCE

Land use permissibility advice provided by Planners North, Byron Bay — Stephen Connelly RPIA (Life Fellow), CEnvP-IA, Partnership Principal. Reference S_1897.4977, dated 12 June 2025. Definitions for each land use are set out in the Byron Local Environmental Plan 2014 dictionary.

Permissible is not the same as approved. The uses above are permissible in the RU1 zone with the consent of Council. They are not approvals. Any particular use requires its own development application, assessment and consent. Purchasers should make their own enquiries and obtain their own planning advice. Zoning information is indicative and to be confirmed. Not financial, legal or planning advice.

BUILT BY

LONGHORN
BARNDOMINIUMS

TURNKEY HOUSE & LAND PACKAGE

What's included.

One price, nothing left to chase. The Montana 300 by Longhorn Barndominiums, finished with luxury fixtures and finishes, plus every site work you need to move onto the land.

THE PACKAGE

Site, services and infrastructure

- **All services connected**
- **2 x 45,000L rainwater tanks**
- **Infiltration trench / rubble pit** for tank overflow and surface drains
- **Home sewage treatment plant (HSTP)** with surface irrigation
- **1m cut and 1m fill**, with bulk concrete piers to suit
- **150m² brushed concrete driveway**

Before the build starts

- Master Builders contract, plans and specifications
- 7-star energy efficiency certificate
- Homeowner warranty insurance and contractors all-risk insurance
- Engineer's soil report, slab design and wind rating
- Contour survey and preliminary planning assessment

Frame and energy efficiency

- Termite-resistant treated pine or steel frame and trusses, to engineer's design
- Concrete slab to engineer's design, with physical termite barrier
- R3.0 ceiling batts, R2.0 wall batts, reflective foil wrap and 60mm Anticon roof blanket
- Thermal break to external wall frames
- **Trend Windows** Synergy powder-coated aluminium windows and sliding doors, with keyed locks and fly screens
- WELS-rated tapware and shower heads
- Heat pump hot water

Exterior

- **James Hardie** Linea, Oblique or Axon cladding, with **Modinex** timber channel cladding where specified
- **Casa Della Casa** natural stone cladding where specified
- **Lysaght** Longline 305 Colorbond roof, with half round gutter, Novaline fascia and downpipes
- **Corinthian** Peninsula or Blonde Oak external doors with **Keeler Hardware** Iver Sarlat hardware
- **Steel-Line** Colorbond sectional garage door with two remotes
- **Casa Della Casa** Quarzite porcelain tiles to porch and alfresco
- **Wattyl** Duraguard exterior paint system
- **Beacon Lighting** Portsea wall lights, sensor spotlights and Atlanta alfresco fan

INSIDE THE HOME

Finished to a luxury standard.

Kitchen and butler's pantry

- 2.7m high shaker-profile 2-pak polyurethane or **Polytec** Woodmatt joinery, soft-close, with two pot drawers
- Island with feature end plinth and 40mm **Cosentino** stone or porcelain top; 20mm to general benchtops
- **Fisher & Paykel** Series 9 five-burner dual fuel or induction pyrolytic cooker
- **Fisher & Paykel** integrated rangehood with feature joinery cover, and double DishDrawer dishwasher
- **Fisher & Paykel** Series 7 integrated French door fridge freezer
- **Fisher & Paykel** Series 9 integrated beverage centre or wine cabinet
- **ABI Interiors** Hartley farmhouse fireclay sinks, Kingsley commercial pull-out mixer and Elysian pot filler
- Butler's pantry joinery, benchtop and sink

Internal finishes

- 10mm plasterboard, 3000mm (nominal) ceilings and square-set ceilings throughout
- **James Hardie** VJ groove feature walls and **Modinex** timber wall panelling where specified
- 3-coat premium wash and wear paint to internal walls
- **Corinthian** Moda internal doors and barn doors, with **Keeler Hardware** Iver Sarlat hardware
- **Casa Della Casa** Quarzite floor tiles, **Carpet Call** Trident hybrid flooring, and wool or nylon loop carpet to bedrooms

Bathrooms

- **Kitchen Innovations** wall-hung vanities with porcelain benchtops
- **Casa Della Casa** Quarzite tiles, full-height walls and floors
- **Reece** Posh Solus freestanding bath, Roca Inspira basins and Kado Lux rimless toilet suites
- **ABI Interiors** Kingsley tapware, rail showers and accessories, with his and hers shower sets to the master ensuite
- **ABI Interiors** Elysian heated towel ladder to the master ensuite
- **Stegbar** frameless shower screens
- **Beacon Lighting** Contour LED colour-shifting mirrors
- **ABI Interiors** Pixi tile-insert shower channels and floor wastes
- **Beacon** Thermalite Pro 3-in-1 heater, exhaust fan and light

Laundry and mudroom

- 2-pak polyurethane or **Polytec** Woodmatt joinery with overhead cabinets, pull-out hamper and hanging rail
- 20mm **Cosentino** stone or porcelain benchtop
- **ABI Interiors** Hartley fireclay sink with Kingsley mixer
- **Fisher & Paykel** Series 9 10kg washer and 9kg heat pump dryer
- Mudroom bench seat with hanging hooks and shoe storage

LIVING SPACES

Comfort, light and finish.

Comfort and climate

- **Fujitsu** ducted air conditioning with zoning, touch screen control and wireless sensors
- **Jetmaster** gas, wood or electric fireplace
- **Beacon Lighting** Atlanta DC ceiling fans to bedrooms, living and alfresco
- **Beacon** Thermalite Pro 3-in-1 heaters to bathrooms
- Heat pump hot water system

Wardrobes and window furnishings

- Master robe with two double hanging sections, two four-drawer banks and open shelving in **Polytec** matt board
- Fitted robes to all other bedrooms, with drawer bank, hanging rail and open shelving
- **Lovelight** S-fold curtains with sheer or blackout rollers to living and bedrooms

Lighting and electrical

- **Beacon Lighting** pendants to dining, living and entry, sconces to the master bedroom, and a **Temple & Webster** Corey 12-light pendant to the foyer
- **Beacon Lighting** City III dimmable downlights throughout
- **Clipsal** Iconic switches and power points throughout, external power point and two data points
- Vector LED garage lighting and exhaust fan to powder room

Make it yours

Swap in any home from Longhorn's range, or work with them on a custom layout. Choose your finishes, then add the lifestyle extras now or later, all designed to suit your land and budget.

AVAILABLE ADD-ONS

Pool | Tennis or pickleball court | Stables | Landscaping packages

1 Choose your holding

One of six holdings available in the Eureka hinterland.

2 Pick your home

Choose from the Longhorn range, or customise the layout.

3 We hold your hand

One team, one plan, a firm budget and a clear timeline.

Not included in the base package: landscaping, fencing, pools, courts and stables (available as add-ons). Inclusions subject to the building contract; final selections from Longhorn's luxury ranges. Pricing shown is a base example only. Package pricing excludes council fees, contributions and approval costs, stamp duty, legal and conveyancing costs, and any other government or purchase charges. Images and floor plans are illustrative only.