



Panorama Byron Beach House - Spectacular 280o Views

\$1,395,000

James Young 0419 856 840, 6685 8466

Perched upon a private and elevated block, this tri level property enjoys spectacular 280o views, taking in the breakers at Broken Head and sweeping across the Byron Bay hinterland to majestic Mt Warning and the Border Ranges.

With only a 400m walk to the famous 'Dolphins' surf spot, and a two minute drive to the hub of Byrons' cafes and shops, rarely do properties come onto the market that have all of this and more to offer.

This home perfectly embraces the North Coast lifestyle with its classic indoor outdoor layout, extensive use of fully glazed bi-folding cedar doors and expansive decks, enabling the whole house to be opened to the cooling sea breezes and a breathtaking view.

The top sundeck, accessed from the loft living level needs to be seen to be believed!

Designed and built by award winning Architects Bush Pavilions, the highly crafted eight year old hardwood post and beam structure has recently undergone a comprehensive house and landscape refurbishment.

Simple, uncluttered internal spaces with clean lines and contours are a feature of this impressive home. Beautifully polished Australian Spotted Gum hardwood floors, large free standing hardwood posts and exposed beams lend a strong and robust feel, and the pattern of lofted and flat ceilings, with its interesting light play through the highlight windows, generate a variety of unique spatial effects.

Strong consideration has been given to solar design principles, with shading of glazed openings from solar radiation, highlight windows affording effective cross ventilation, high-tech insulation within the roof, walls and floor, and of course, favourable orientation of the house.



James Young

Amenities

Built in Robes



As confirmation of the quality of the design and build, the home has won 'NSW Residential Building Designer of the Year Award' and 'Best Custom Built Home' in the 2003 HIA NSW Housing Awards.

On the ground level a spacious timber floored office/studio with bi-folding hardwood doors, exposed timber beams, and all necessary media connections, adjoins the remote controlled single garage with workshop/storage space.

Upstairs, the screened deck entry leads into the expansive living areas which in turn open completely to the covered entertainment deck and its spectacular views of Broken Head.

The New York style galley kitchen, which very much reflects the crafted and modular style inherent throughout the building, features custom built Silky Oak timber framing, open shelves, chrome sliding basket drawers, Maytag fridge, Bosch dishwasher, state of the art tap ware, black granite work surfaces and a magnificent timber and glazed pantry wall. The adjoining, separate dining room has a cool and relaxed feel, opening out to yet another private screened timber deck.

All three bedrooms are to be found on this level. The master suite features high ceilings, built in robes, walk through ensuite, stainless steel fan, and a private balcony overlooking the hinterland and ocean, while the two remaining double bedrooms also feature built in robes, one enjoying ocean views and the other a green and leafy outlook to the back garden.

The third level, comprising of a luxurious loft style second living space and featuring slate coloured pure New Zealand wool carpet could easily be used as a fourth bedroom, meditation or yoga room.

The newly built timber floored extension and panoramic sun deck offers undeniably one of the most interesting and inspiring vistas in Byron Bay.....you're on top of the world!

Last but not least, the enveloping garden has undergone a recent rejuvenation by landscape designers Vista Gardens. With established features such as the majestic Fig at the entry and an imposing stand of black bamboo flanking the sandstone steps, the new hedge screen planting will only add to the existing privacy and enclave nature of this property and has resulted in a wonderful lush tropical context for the striking architecture of the house.

The plunge pool and paved terrace make the home and garden a complete entertaining entity with nothing for the new owner to do but move in and enjoy all that the Byron Bay climate and lifestyle has to offer.

Certainly a must to inspect.



First National Byron
The value of trust

2C Pacific Vista Drive, BYRON BAY NSW 2481

House: 4 beds 2 baths 2 park

