



## **AUCTION 24TH AUGUST 1.30PM**

Auction

Enjoy the north coast climate and lifestyle in this renovated three storey front townhouse situated in a small complex of 4 on one of Australia's most famous beaches. This is a superb location right across the road from Belongil Beach which is also one of the only two dog beaches in Byron Bay. Outdoor living at its best, with two separate 14m<sup>2</sup> fully landscaped courtyards downstairs off the living area plus a 14m<sup>2</sup> deck upstairs with plantation shutters and another separate balcony off the main bedroom.

- Pet friendly STA from the body corp.
- Two out of the three owners in the complex are owner occupiers.
- Opportunity to live in, rent or holiday let as a fantastic investment.
- Body Corp fees approx. \$2675 pa
- Council rates approx. \$1845 pa



**Tara Torkkola**

Sales  
0423 519 698

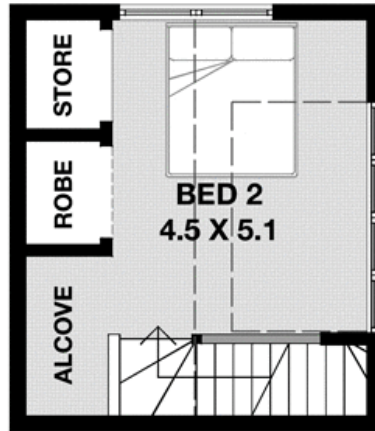


**first national**  
Byron Bay

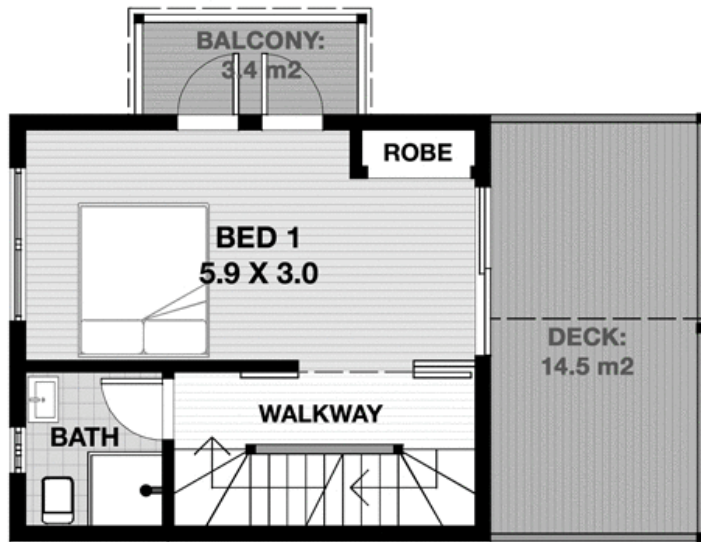
1/41 CHILDE ST - BYRON BAY



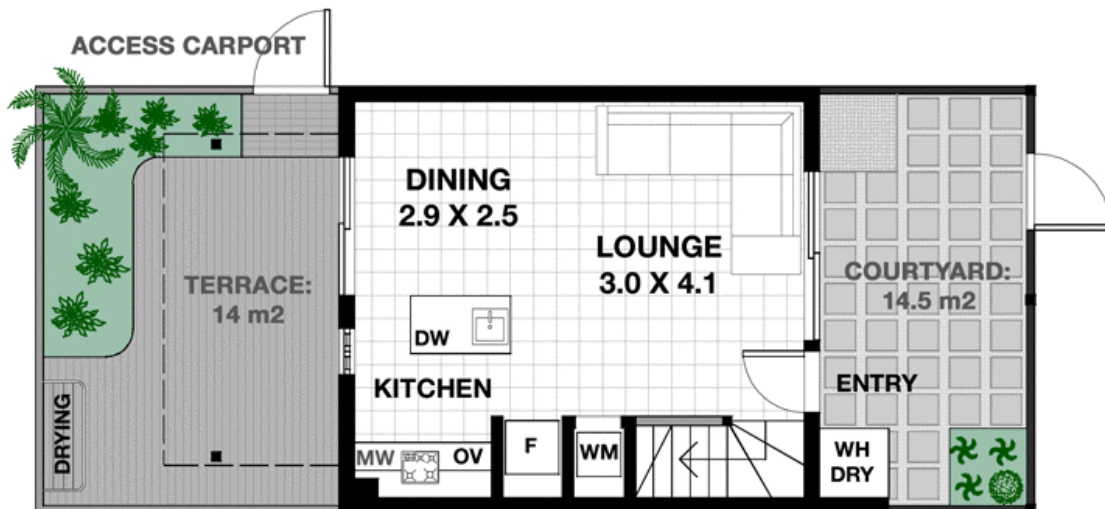
SECOND FLOOR: 25 m<sup>2</sup>



FIRST FLOOR: 32.5 m<sup>2</sup>



GROUND FLOOR: 32.5 m<sup>2</sup>



PRIORITY PLANS: © 2013 - 02 66879941 - Po Box 69 Ballina NSW 2478

\*Please note: This floor plan represents the current use of the property and does not claim to represent or confirm Council's approved plans and use of this property.

RESIDENCE INT. AREA: **90 m<sup>2</sup>**

FLOOR PLAN INDICATIVE OF BUILDING LAYOUT AS ILLUSTRATION ONLY. NO LIABILITY ACCEPTED. ALL DIMENSIONS DISPLAYED IN METRES ARE APPROXIMATE.



**First National Byron**  
The value of trust

**1/41 Childe Street, BYRON BAY NSW 2481**

Unit: 2 beds 1 baths 1 park

