



## Affordable Investment Opportunity

Interest Over \$300,000

This modern, clean and well appointed one bedroom apartment is one of the most affordable investment properties in the area. A ground floor apartment overlooking the pool and gardens creates a tropical resort feel. The apartment has a completely separate double bedroom, full bathroom, laundry, kitchen and light open plan lounge dining area. The living area opens to a covered patio where you can sit and relax. Reverse cycle air-conditioning plus fans to ensure complete comfort. There is underground secure parking for one car and the complex has an on-site manager to ensure security and great holiday rental returns.

The property is being sold fully furnished and is situated only a few minutes walk to the centre of Byron Bay, Main Beach and Belongil Beach. This property is an ideal superannuation investment or a great weekend get away and is truly one of the best residential investments available.

Strata Fees – approx \$5,293

Council Fees – approx \$1,832



**Helen Huntly-Barratt**

Director | Sales

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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



**4/45 SHIRLEY STREET**  
**BYRON BAY**



