



Sunrise Beach

\$445,000

An excellent opportunity has arrived for the astute investor or first home buyer with this light filled north east facing, end townhouse. This property could possibly achieve a rental income of \$350 – \$380 per week.

Spacious bright interiors on the lower level expose an open plan living, dining and kitchen with high ceilings and large glass sliding doors letting the sun warm up the tiled floor. Upstairs there are three bedrooms with built-ins and the bathroom that includes a bath. The master is quite generous in size and opens out to a private timber deck that overlooks the backyard and the reserve at the rear. The single lock-up garage has internal access for your convenience.

The backyard has recently been landscaped with a mixture of tropical and brightly coloured flowering plants and also opens out to the reserve behind.

The complex features an in-ground pool but if you would rather the sand between your toes, Belongil Beach is approximately 1500m walk away.

Strata rates approx \$2,560 per year

Council rates approx \$1,520 per year



**First National Byron
Bay**

