



## **Exciting & Rare With Numerous Possibilities!**

Interest Over \$3,400,000

This unique opportunity has just presented itself to the market!

Located in the thriving township of Byron Bay, set on 4501m<sup>2</sup> of residential (R2) zoned land, is this unique property which comprises a motel "Dolphins Motor Inn" along with a managers/reception residence and an original timber house.

There are numerous possibilities for the savvy new owner (STCA) including;

- The expansion of the motel under existing usage
- Limiting motel use and focusing on residential uses
- Affordable housing conversion and strata subdivision of existing motel
- Residential subdivision potential

The Motel is set on 1480m<sup>2</sup> with tropical landscaping, lush lawns, multiple entertaining and BBQ areas, new hot water system and an attractive rendered facade. Dolphins Motor Inn features 15 rooms including queen size studios, deluxe queen/twin suites and twin share rooms. Each of the units has kitchenettes, ensuites, new air-conditioners, modern decor, general inclusions and car parking.

This is an extremely well run and established long term business with an outstanding income potential, high occupancy rates and excellent onsite managers.

Positioned on 743m<sup>2</sup>, the manager's residence/reception is a quality built and modern house with 3 bedrooms and 2 bathrooms. The home offers spacious open plan living, extensive decking with a lovely outlook and a large double garage. The property also houses the guest laundry.

At the rear of the property on 2278m<sup>2</sup> is an original 3 bedroom timber



**Paul Banister**

Sales

0438 856 552



farmhouse.

Being positioned on the main road leading into Byron Bay the exposure is sensational and guests can easily walk to restaurants, shops, beaches and all the attractions our bustling tourist town has to offer.

Whether it is a lifestyle business with massive income and growth potential you are seeking, or a development project, this property offers incredible opportunities where you will no doubt reap the rewards.

This is the first time this property has been offered to the market, so don't delay, call or email us for further information.



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



**first national**  
REAL ESTATE

## 28-32 BANGALOW ROAD

Byron Bay

INT: - 245m<sup>2</sup>



### MANAGERS RESIDENCE

GROUND  
FLOOR



FIRST  
FLOOR



floor plan layout as illustration only - all figured dimensions approximate - do not scale - no liability accepted



**First National Byron**  
The value of trust

**28-32 Bangalow Road, BYRON BAY NSW 2481**

House: 21 beds 18 baths 20 park

