



## Beach, Surf & Coffee In A Niche Location

Auction 29/10/16 10am

Located only 300 metres to Clarkes Beach and a short stroll to the centre of Byron Bays cultural hub, this stylish 3 bedroom townhouse is privately set on the end of a boutique block of only 4, in a quiet cul-de-sac.

The lower level features north facing open plan living, dining and kitchen, with Tallwood timber flooring. The kitchen features Miele induction stove top, rangehood and pyrolytic wall oven, AEG dishwasher, granite benchtops and plenty of cupboard space. A separate toilet and laundry and access to single lock-up garage with storage area complete the downstairs level.

The fully carpeted upper level has 3 generously sized bedrooms with built-in robes. Two of the bedrooms open onto the north facing balcony. There is a two-way bathroom connecting the main bedroom with bath, shower recess and 2 pac vanity with dual sink. A separate toilet adjoins the bathroom.

The living area flows onto a large private wrap-around, fully fenced courtyard with tropical landscaped gardens, a large timber deck for entertaining and a second deck on the eastern aspect with an outdoor shower for rinsing off after the beach.

Tradewinds is a quiet complex of only 4 townhouses. You can live-in, rent out or holiday let. This is arguably one of the best investment locations in our area.

Air conditioning and ceiling fans in the living area  
Ceiling fans in all bedrooms  
Security mesh screens on all windows and doors  
Healthy sinking fund  
Pet friendly



**Paul Banister**

Sales

0438 856 552



This floor plan represents current use of the property and does not claim to represent or confirm Council's approved plans and use of this property

# 4/2 KIPLING ST



**first national**



**INT LIVING: 132m2**

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



**First National Byron**  
The value of trust

**4/2 Kipling Street, BYRON BAY NSW 2481**

Unit: 3 beds 1 baths 1 park

