



## Perfect Investment Or First Home

Contact Agent

This free-standing home represents a great opportunity to enter the Byron Bay market for investors and owner occupiers alike.

Perfectly located a 10-minute bike ride to the centre of Byron Bay town, 5 minutes bike ride to Sunrise Beach, and 400m to the local shops and cafes.

This tidy home offers open plan living and dining with slate floors throughout the kitchen and hallways.

The kitchen has been upgraded with white cupboards, new tiles, and stainless fittings.

With large windows and sliding glass doors the living space is light and bright any time of year. The kitchen has it's own eating area and there is a servery through to the main living space, plus access to the rear north facing yard.

The master bedroom has a built in robe and overlooks the front garden. The second bedroom also has a built in and faces the northern rear yard, and there is a third good sized bedroom.

The bathroom features a shower plus a bath with a separate toilet.

There is also an internal laundry that has direct access to the rear yard. (This could be converted to a second bathroom or en-suite STCA).

Storage is well covered with a linen cupboard and single lock up garage, which also has direct access to the backyard.

All of this only minutes to the local shops and beaches and 3km from the heart of Byron Bay.

Contact Luke or Su now to arrange an inspection.



**Luke Elwin**

Sales  
0421 375 635



**Su Reynolds**

Director | Sales | Chief  
Cultural Officer  
0428 888 660



**First National Byron**  
The value of trust

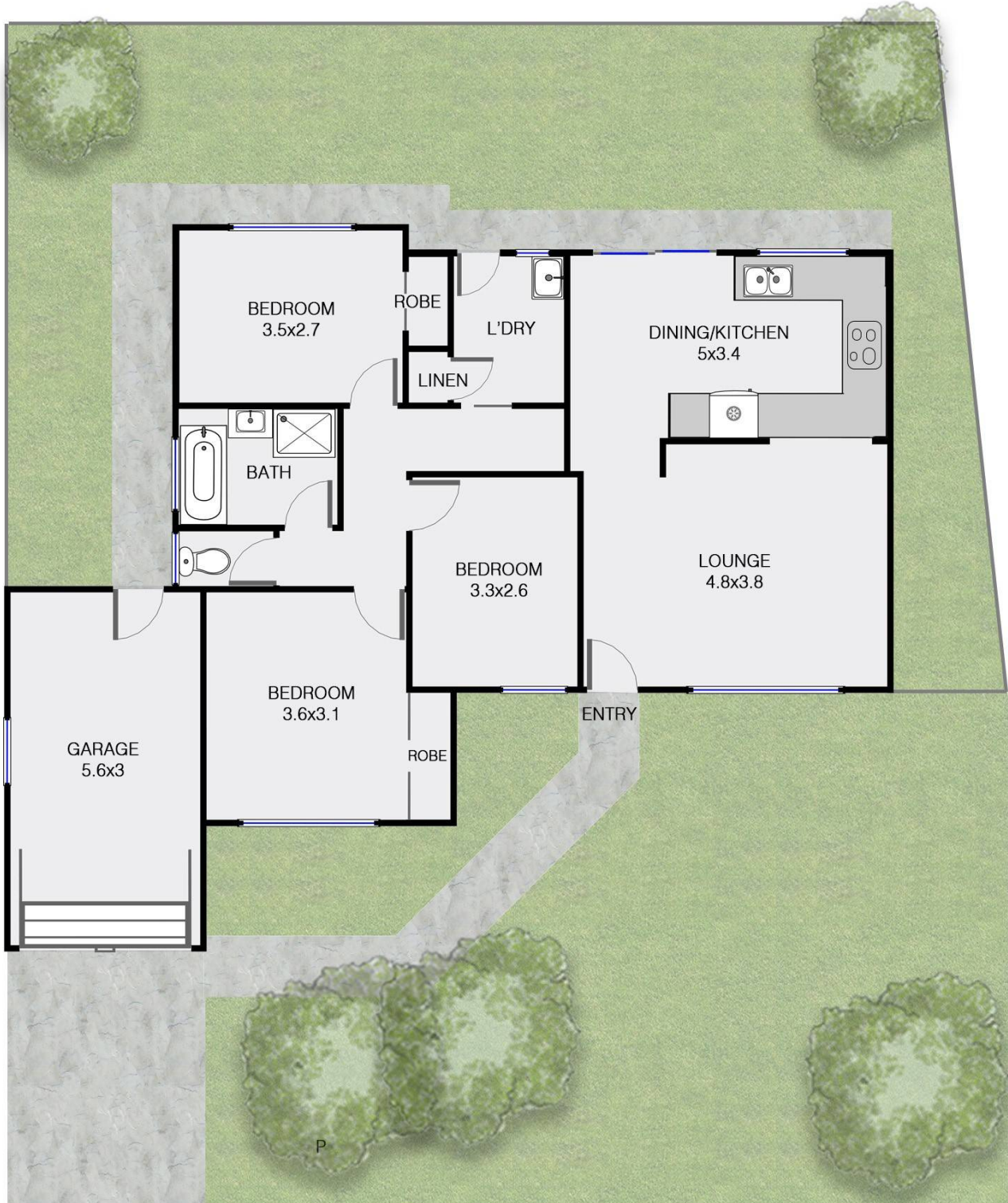
**2/23 Sunrise Boulevard, Byron Bay NSW 2481**

Unit: 3 beds 1 baths 1 park

Council rates: \$2035.50 per year



## 2/23 Sunrise Boulevard



first national

This plan is a representation of the buildings on site and not an indication of council approval.  
floor plan as illustration only - all figured dimensions approximate - do not scale - no liability accepted

INT: 106m2  
EXCLUDES DECKS/PATIOS



