



## Location, Location, Location!

\$1.85m

This stylish beach house is a pleasure to the senses. It oozes quirky charm, warmth and character right in the heart of Byron Bay. This piece of living history has been thoughtfully restored in maintaining its old world charm.

The beautiful hardwood floors, high ornate ceilings and generous rooms make up a truly special space along with all the expected modern conveniences. The home also enjoys fully ducted air-conditioning throughout.

The recent addition of a sparkling new pool with surrounding sun deck completes the desirable 'Byronian' outdoor lifestyle. An external 'studio' which sits conveniently at the back of the block would be ideal for an artist space, a teenagers retreat, or a pool or games room,...it is a valuable extra for whatever you choose.

Real lane access and parking is another big plus for this property.

We have to mention the location again being only a 2 minute walk to the centre of town and 5 minutes to our iconic Main Beach.

This truly is a turn key solution for buyers who want a premium and central location with income potential and current rental lease in place. We look forward to showing you through.

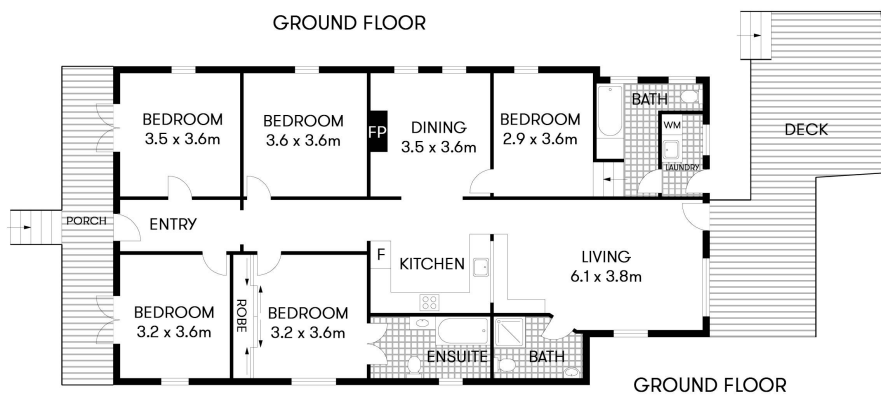
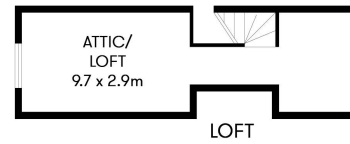
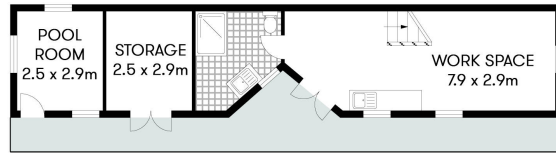
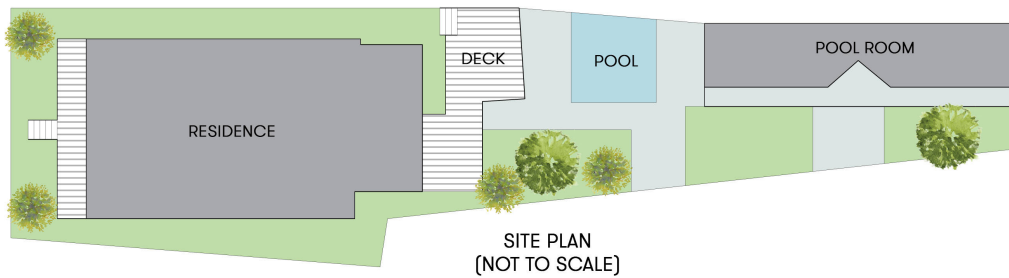
Council Rates: \$4015.78 per year



**Helen Huntly-Barratt**

Director | Sales

0412 332 232



**BYRON BAY**  
58 Butler Street



5 3 2

**Internal: 213m<sup>2</sup>**  
Excludes all external structures  
Eg: decks, patios, verandahs etc



Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Footprint as illustrated only - all figured dimensions approximate - do not scale - no liability accepted.

