



## **Stylish Commercial Unit with Desirable B7 Business Park Zoning**

\$750,000

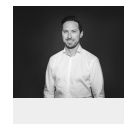
Calling all business owners, artisans, professionals and creatives! This superbly presented commercial unit is situated in one of the best boutique complexes on the popular Byron Bay Arts and Industrial Estate.

Stylishly renovated with a new kitchen and bathroom, this spacious unit offers over 130m<sup>2</sup> of studio style floorspace over two levels. Upstairs even has a wide balcony, perfect for catching the afternoon light and sea breezes.

With desirable B7 Business Park zoning, this modern complex enjoys high exposure and is within walking distance of the shops, gyms and the beach. Everything you need is right on your doorstep.

Call Denzil today on 0481 864 049 to secure your private viewing.

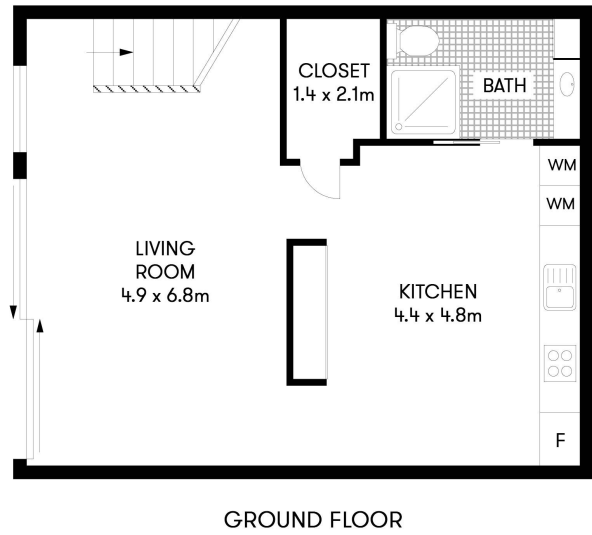
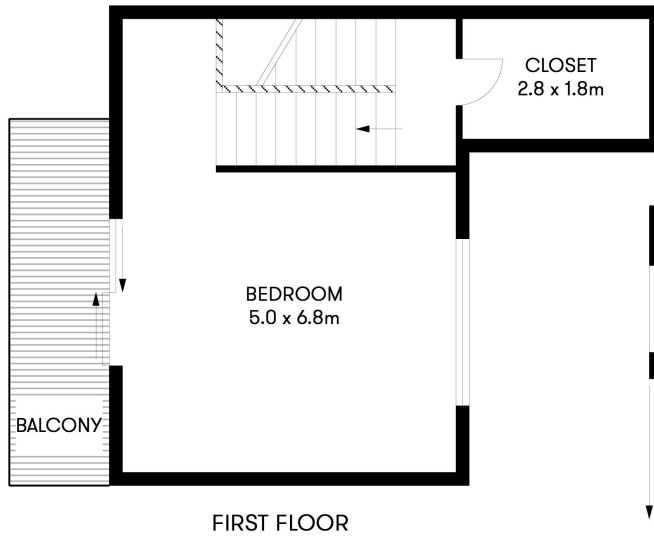
- Suits an array of business, professional, creative ventures
- Ground floor open plan workspace filled with natural light
- Features durable flooring, high ceilings and a kitchenette
- Appointed with bathroom facilities for clients/personal use
- Stairs lead to a stylish and spacious multi-purpose area
- Bathed in northern sunshine spilling in through wide windows
- Glass doors open onto a balcony capturing cool sea breezes
- Ideal for an owner/occupier, investor,
- Well maintained complex of 6 units with off street parking
- 2 dedicated parking spaces
- Easy access to Byron Bay and five minutes to the highway



**Denzil Lloyd**

Sales

0481 864 049



SUNRISE BEACH  
2/69 Centennial Circuit



1 1 2

**Internal: 93m<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. Floorplan as illustration only - all figured dimensions approximate - do not scale - no liability accepted

