

Two Bed Retreat in Exceptional Location Across From Main Beach

\$1.38m - \$1.48m

Located just 100 metres from Byron Bay's Main Beach is this fantastic two-bedroom ground floor apartment perfect for investors, sea-changers or those seeking a holiday retreat all year round. In a tightly held complex of six apartments, the property offers a sense of privacy whilst being only 200 metres to Byron Bay town centre and all the shops and eateries on offer.

On the ground floor of the property is the open plan living and dining area. North aspect in the main living space lead to a gated, private patio to maximise sunlight coming in. Air conditioning has recently been installed in the living space and bedrooms to ensure a comfortable temperature whatever the weather.

Up a few stairs are the two bedrooms, each with built-in wardrobes and access to a private verandah through sliding doors – the perfect place for relaxing and listening to the sounds of the ocean. A bathroom, separate WC and laundry room complete the upper floor.

Outside there is access to shared BBQ facilities in a gated garden area. The inclusion of a dedicated carport makes this the perfect base for exploring Byron Shire and beyond.

This is a rare opportunity to invest in one of the most attractive locations in Byron Bay which is likely to be exempt from the new 'Short Term Holiday Let' 60-day cap. The convenience of this property cannot be overstated. Call Renee or Su today to organise an inspection.

Council Rates: \$3,275.88 p/a
Strata Fees: approx. \$1,600.00 per quarter



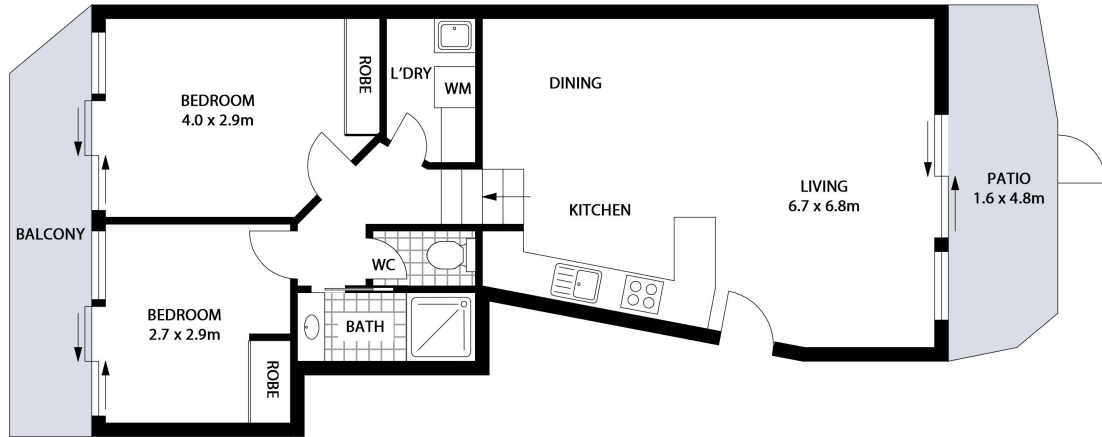
Su Reynolds

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Renee Schofield

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GROUND FLOOR



3/34 LAWSON STREET, BYRON BAY

INTERNAL: 57m² | EXTERNAL: 15m²

FIRST NATIONAL BYRON
YOUR HOME | YOUR LIFE | YOUR STORY

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

