



## Private, Secluded Townhouse Adjoining Reserve

Contact Agent

Secluded three bedroom townhouse adjoining lush bushland reserve, with beautifully landscaped courtyards on three sides, only minutes out of Byron Bay town centre.

Immaculately presented, spacious and conveniently located a short stroll to the beach and local shopping center.

Kick back and enjoy the relaxed Byron lifestyle and climate in this open plan living space. Celebrate the experience with a ground floor living area which flows from a large private front courtyard through light airy indoor living to your own private garden retreat. Meditate to the sound of the gentle trickle of water from your own professionally landscaped Japanese water garden.

The kitchen offers quality appliances, ample bench space and a gas hob and rangehood.

A third garden area overlooks a mature forest reserve, which affords complete privacy for this unique end unit. There is a vegetable garden and large approved shed for recreation and garden equipment.

The property has a North-South aspect, to enjoy those balmy winter days and is perfect for relaxed outdoor dining all year round.

Upstairs, two large double bedrooms open onto a north facing balcony flooding both rooms with natural light. The third bedroom includes a treehouse view of the adjacent nature reserve.

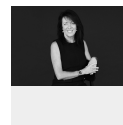
This unique property is located at the quiet end of the complex, with access through the reserve to the vibrant and buzzy coffee shops and restaurants of Suffolk Park shopping precinct.



**Helen Huntly-Barratt**

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All this with a short drive to Byron and only 25 minutes to Ballina airport or 1 hour to Gold Coast International airport.

This property is a carefully maintained one-owner home for a buyer looking for a comfortable home close to multiple local amenities such as local medical services, pharmacy, post office, supermarket, hotel, cafes and a local gym.

Features:

- Professionally landscaped gardens
- Inground fully automatic sprinkler system
- Super-efficient 3.4KW ducted air-conditioning system
- Approved 3.6KW solar PV
- 4.5x3.5m retractable awning over Japanese courtyard
- On-Site facilities such as a sparkling pool, tropical gardens and cabana
- Located at the end of a quiet cul-de-sac
- Stylish wool carpets in living and bedroom areas
- One of the largest units in the complex
- Secure gated community
- Ducted vacuum system

Council Rates: \$2,970.50 p/a

Inspect by Appointment



**17/58 ARMSTRONG, SUFFOLK PARK**  
INTERNAL: 155m<sup>2</sup> | EXTERNAL: 120m<sup>2</sup>

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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

