

51A Shirley Lane, Byron Bay

Frequently Asked Questions

Bed Bath Car	3 Bed 1 Office 3 Bath 2 Car 1 Atrium
Method of sale	Private Treaty
What is the land size?	252 m ²
What is the internal and external size?	252 m ² internal
Why are the owners selling?	Consolidating Assets
When was the property built/renovated?	Built 2024
What is the zoning?	R3: Medium Density Residential Zone
What is the aspect of the property?	North Facing
Rental estimate?	51B Shirley Lane is currently renting for \$1,980 per week
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$1,860 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is there anything that is not council approved?	Not to our knowledge
Is the property sewerred or septic? What kind of septic system?	Sewered
Town water or rain water? Water Tank Capacity?	3000L Rainwater capacity
Is a solar system installed? What does it operate? Size?	6kw Solar System: With Battery Storage / Feed to Grid
Is the cooktop gas, electric or induction?	Gas Cooktop
Is there a pool? What type? Size & depth?	Magnesium Plunge Pool
Type of internet connection?	NBN
Is there air conditioning?	Yes, ducted AC throughout
Is there a security system?	Yes, Alexa Home, Security Cameras. Separate Alarm
Is the property fully fenced?	Yes

McGrath

Ollie Charkos
0497 834 235

Nick Dunn
0448 301 111

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50 Shirley Street, Byron Bay

Frequently Asked Questions

What is the land size?	446m ²
When was the property built?	1945
When was the property purchased?	October 2021
What is the zoning?	R2: Low Density Residential
Is the property owner occupied or tenanted?	Owner occupied
What is the aspect of the property?	North
Rental estimate?	\$1,500 per week Approx.
What are the Council rates?	\$5,768.30 per annum
Is the property sewerred or septic?	Sewer
Town water or rainwater?	Town water
Type of internet connection?	NBN
Is there solar energy?	No
Is there air conditioning?	Split system throughout
Is the stove electric or gas?	Electric
Are there any easements on the land?	Right western boundary 1m
Is there potential for a second dwelling?	Yes, STCA