

# 2/113A Paterson Street, Byron Bay

## Frequently Asked Questions

What is the price guide?	Guide \$2,800,000 - \$3,000,000
When was the property purchased?	Purchased off the plan
When was the property built?	2025 - 2026
What is the zoning?	R2: Low Density Residential
Is the property owner occupied or tenanted?	Owner occupied
Permanent rental estimate?	\$1,850 - \$1,950 per week approx.
What are the council rates?	\$3,900 per annum approx.
What is the aspect of the property?	N/E
What are the strata levies?	\$6,191 per annum approx.
Is the property sewerred or septic?	Sewered
Is the cooktop gas, electric or induction?	Electric
Is there broadband or internet connection?	Yes
Is there air conditioning?	Yes, induction
Is a solar system installed?	Yes
Are there any easements on the land?	Refer to contract
Is there a pest & building report?	Can be arranged

### Zoning According to NSW Planning

This zone is intended to be applied to land where primarily low density housing is to be established or maintained. Typically, the zone features detached dwelling houses, but it may be appropriate to include 'dual occupancy' (attached or detached) or some 'multi-dwelling housing.' This is the lowest density urban residential zone and the most restrictive in terms of other permitted uses considered suitable. These are generally restricted to facilities or services that meet the day-to-day needs of residents. This zone is generally not suitable adjacent to major transport nodes or larger activity centres where residential densities should be higher