

# 3 Cavvanbah Street, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$11,000,000 - \$12,000,000
What is the method of sale?	Expressions of Interest
What is the land size?	937m <sup>2</sup>
When was the property built?	2002
When was the property purchased?	Land was purchased 1996
What is the zoning?	DM: Deferred Matter
Is the property owner occupied or tenanted?	Holiday Rental
What is the aspect of the property?	North-East
Rental estimate?	Average \$600 per night, per Villa
What are the Council rates?	\$11,700 p/a approx.
Is the property sewerred or septic?	Sewered
Is there a pool?	2 x Saltwater Plunge Pools
Town water or rainwater?	Town water
Type of internet connection?	NBN
Is there solar energy?	Solar panels on Villa 1. Electric car charging on both Villas
Is there air conditioning?	Yes, in living spaces and main bedrooms
Is the stove electric or gas?	Electric
Are there any easements on the land?	Refer to contract

### What to love about this property:

- Two residences on a spacious, dual-purpose parcel of land
- Prime beachfront location with direct access to the renowned 'Wreck' Beach
- Situated within the coveted 365 holiday letting precinct, ensuring consistent year-round passive income
- Only 450m from the vibrant Byron Bay CBD, offering effortless access to all local amenities and attractions
- Continue to yield lucrative rental returns as premium beachfront holiday accommodation, or acquire as a private Byron Bay compound with space for extended family and guests
- Secure carport plus off-street parking, leave the car and walk to everything
- Just 45 minutes to Coolangatta Airport and only 28 minutes to Ballina/Byron Airport