

# 9 Cavvanbah Lane, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$3,300,000 - \$3,500,000
Bed   Bath   Car	3 Bed   2 Bath   2 Car
What is the land size?	505.8 m <sup>2</sup>
Why are the owners selling?	Relocating
When was the property purchased?	2022
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	N
Permanent rental estimate?	\$2,000 per week approx.
Is the property Owner occupied?	Owner occupied
What are the Council rates?	\$5,780.98 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is a solar system installed?	No
Is there a DA approval?	Yes, upon request
Is there a Building & Pest inspection Report?	Yes, available upon request
Is the cooktop gas, electric or induction?	Gas
Has the property ever been flooded?	No
Is there air conditioning or ceiling fans?	Yes, split reverse air-conditioning

**McGrath**

Tezu Harrison  
0448 000 234