

# 12 Julian Rocks Drive, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$2,485,000 – \$2,730,000
Bed   Bath   Car	4 Bed   2 Bath   2 Car
What is the land size?	730 m <sup>2</sup>
Why are the owners selling?	Relocating
When was the property purchased?	2008
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	N/E
Permanent rental estimate?	\$1,300 per week approx. for main house \$450 - \$500 per week approx. for studios
Is the property Owner occupied?	Owner occupied
What are the Council rates?	\$4,074 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
Is a solar system installed?	No
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**

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