

# 36 Marvell Lane, Byron Bay “Magnolia House”

## Frequently Asked Questions

What is the price guide?	\$6,000,000 - \$6,600,000
Bed   Bath   Car	5 Bed   3 Bath   2 Car
Method of sale	Expressions of Interest Close: 1st August 2025
What is the land size?	515 m <sup>2</sup>
What is the internal and external size?	269 m <sup>2</sup> internal   164 m <sup>2</sup> external
Why are the owners selling?	Downsizing
Is the furniture included?	Yes, Refer to contract
When was the property built/renovated?	Renovated 2016
When was the property purchased?	Purchased 2016
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North-East
Permanent rental estimate?	\$2,500 per week approx.
Is the property tenanted/Owner occupied?	Holiday Let
What are the Council rates?	\$5,400 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? Size?	16 Solar Panels, 6.6kw System
Is the cooktop gas, electric or induction?	Gas
Is there a pool? What type?	Saltwater pool
Type of internet connection?	High-speed fiber internet
Is there air conditioning?	Yes, ducted A/C throughout
Is there a Building & Pest inspection Report?	Yes
Is there anything that is not council approved?	Not to my knowledge
Is there a termite treatment system?	5 Year Pest treatment complete
Has the property ever been flooded?	No