51 Brownell Drive, Byron Bay
Frequently Asked Questions

What is the land size?	664sqm
When was the property built?	1975
When was the property purchased?	2022
What is the zoning?	R2
Is the property owner occupied or tenanted?	Owner occupied
What is the aspect of the property?	North
What are the Council Rates?	$1,930 per quarter approx.
Is the property sewered or septic?	Sewered
Town water or rainwater?	Town water
Type of internet connection?	NBN
Is there solar energy?	No
Is there air conditioning?	Yes, in both bedrooms
Are there any easements on the land?	Refer to contract

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.

McGrath

Will Phillips
0488 508 111

Peter Randall
0423 216 070