

# 51A Shirley Lane, Byron Bay

## Frequently Asked Questions

|                                                                 |                                                            |
|-----------------------------------------------------------------|------------------------------------------------------------|
| Bed   Bath   Car                                                | 3 Bed   1 Office   3 Bath   2 Car   1 Atrium               |
| Method of sale                                                  | Private Treaty                                             |
| What is the land size?                                          | 252 m <sup>2</sup>                                         |
| What is the internal and external size?                         | 252 m <sup>2</sup> internal                                |
| Why are the owners selling?                                     | Consolidating Assets                                       |
| When was the property built/renovated?                          | Built 2024                                                 |
| What is the zoning?                                             | R3: Medium Density Residential Zone                        |
| What is the aspect of the property?                             | North Facing                                               |
| Rental estimate?                                                | 51B Shirley Lane is currently renting for \$1,980 per week |
| Is the property tenanted/Owner occupied?                        | Owner Occupied                                             |
| What are the Council rates?                                     | \$1,860 per year approx.                                   |
| Are there any easements on the land?                            | Refer to contract of sale                                  |
| Is there anything that is not council approved?                 | Not to our knowledge                                       |
| Is the property sewerred or septic? What kind of septic system? | Sewered                                                    |
| Town water or rain water? Water Tank Capacity?                  | 3000L Rainwater capacity                                   |
| Is a solar system installed? What does it operate? Size?        | 6kw Solar System: With Battery Storage / Feed to Grid      |
| Is the cooktop gas, electric or induction?                      | Gas Cooktop                                                |
| Is there a pool? What type? Size & depth?                       | Magnesium Plunge Pool                                      |
| Type of internet connection?                                    | NBN                                                        |
| Is there air conditioning?                                      | Yes, ducted AC throughout                                  |
| Is there a security system?                                     | Yes, Alexa Home, Security Cameras. Separate Alarm          |
| Is the property fully fenced?                                   | Yes                                                        |

**McGrath**

Ollie Charkos  
0497 834 235

Nick Dunn  
0448 301 111

# 51B Shirley Lane, Byron Bay

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| What is the aspect of the property?                             | North Facing                                          |
| Rental estimate?                                                | Currently renting for \$1,980 per week                |
| Is the property tenanted/Owner occupied?                        | Tenanted                                              |
| What are the Council rates?                                     | \$1,860 per year approx.                              |
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