

# 2/31 Carlyle Lane, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$2,150,000
What is the land Size?	277m2
When was the property purchased?	2014
What is the zoning	R2 Low Density Residential
Is the property owner occupied or tenanted?	Vacant
What is the aspect of the property?	North
What is the rental estimate?	\$1,200 p/w approx.
Is the property sewerred or septic?	Sewered
Is there broadband or internet connection?	NBN
Is there solar energy?	No
Is there air conditioning?	Yes, reverse cycle
What are the council rates?	\$3,713.90 p/a approx.
Are there any easements on the land?	Refer to contract

### What does the owner loves about the home?

- Our house is in such a wonderful position. It's a quiet, peaceful, and friendly laneway that is in the heart of Byron Bay yet like a secret hideaway.
- It's a 5-minute walk from Clarkes Beach, The Top Shop, and everything that is Byron Bay.
- Our home is so solid. Being double brick it is fully insulated and is perfect for Summer and Winter. It is such an easy-care, low maintenance home.
- My children and I love living here. We can walk to the soccer fields, go surfing at Clarke's, walk to school and have a coffee at the Top Shop all before 10am.
- Our home is Golden and we will be really sad to say goodbye to it.

### What does the zoning mean?

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