

# 72 Shirley Street, Byron Bay

## Frequently Asked Questions

What is the price guide?	\$2,500,000
Bed   Bath   Car	3 Bed   1 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	450 m <sup>2</sup>
Is the furniture included?	No
What is the zoning?	R2; Low Density Residential
What is the aspect of the property?	North
Permanent rental estimate?	Currently achieving \$950 per week
Is the property tenanted/Owner occupied?	Tenanted - Lease expires August 2026
What are the Council rates?	\$4,130 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered

# McGrath

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