

28 Carlyle Street, Byron Bay

Frequently Asked Questions

What is the price guide?	\$4,700,000 - \$5,150,000
When was the property built?	Finished 2023
Who was it built by?	Heanesbuilt
What is the land size?	539sqm
Is the property owner occupied or tenanted?	Owner Occupied
What is the zoning	R2 Low Density Residential
Is the property owner occupied or tenanted?	Owner occupied
What is the rental estimate?	\$3,500 per week approx.
What are the council rates?	\$4,766 p/a approx.
Is there solar electricity?	Yes, 10kW and 12kW battery storage
Is there a EV car charger?	Yes
What is the ceiling height?	2,700mm
Is there broadband or internet connection?	Yes, High Speed Fibre Internet
Gas, electric or induction cooktop?	Gas
Is there air conditioning?	Yes, fully ducted with zone control
Is there builders' warranty on the home? How long?	Yes, 6 years
Is there a pool?	Yes, In Ground, Freshwater
Are there any area highlights?	3 Minutes from Town, Main Beach & Schools
Other notable features?	Tennis courts and rec grounds across the road & no Houses to the north

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

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Build & Design

- The home sits on a core filled concrete block podium & the concrete floor slab has been insulated underneath
- Painting by Master painter Tony Walsh of Walsh Painting. All paint is Resene and has been hand brushed throughout.
- Original cottage floor system has been retained and restored in the entry hall, guest bedroom, sunroom, study and additional enclosed verandah room. Prior to the renovation the original building was moved to the front of the site to enable new foundations.

Kitchen

- Kitchen and Laundry appliances are; ilve Italian white free standing oven, Liebherr integrated fridge / freezer, Miele integrated dishwasher & Bosch laundry appliances.
- External kitchen living area is constructed from waterproof cabinet material, the bench tops are stone and the floors are flag stone paving.
- Two ceiling heaters above the external dining table for year round comfort

Bathrooms

- All bathrooms feature underfloor heating and are tiled in Carrara marble

Pool Features

- Pool filtration is fresh water Naked system and has in-floor cleaning. The system has been plumbed and wired for heating if required.

Additional Finishes

- Internal doors are panelled and fitted with British Tradco Architectural hardware, chrome on brass
- Grey ironbark flooring laid on both external & internal levels finished with Fiddes silk hard wax oil
- Kitchen, pantry, laundry benchtops & bathroom vanities are Bella Carrara Quantum Quartz
- Cabinetry is all bespoke custom made by PCS cabinets
- Sonos sound system integrated throughout ground floor with surround sound system incorporated with Sony TV
- The walls are VJ paneling throughout to top of joinery height meeting a picture rail that transitions into the plaster ceiling. Finished with traditional workers cottage cover batten style.