2/11 Constellation Drive, Byron Bay

Frequently Asked Questions

What is the price guide?	$1,700,000 - $1,850,000
Bed | Bath | Car	3 Bed | 2 Bath | 2 Car
Method of sale	Private Treaty
What is the internal and external size?	177 m² internal | 29 m² external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property built/renovated?	2008
When was the property purchased?	April 2025
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	North
Permanent Rental estimate?	$1,350 - $1,400 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	$3,628.50 per year approx.
What are the body corporate/community title fees?	$2,199 per quarter approx.
How many properties are in the complex/community title?	20
What is in the sinking fund?	$49,496.38 (as at 3 November 2026)
Are there car spaces included in the title?	Two car spaces on title
Are pets allowed in the complex?	Yes, subject to notification to the Strata Committee
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic? Last Inspection?	Sewered
Is the cooktop gas, electric or induction?	Induction
Is a solar system installed? What does it operate?	No solar currently. Approved for solar installation.
What type of pool? What type? Size & depth?	Yes there is a large pool in the complex
Type of internet connection?	Fiber NBN
Is there air conditioning?	Split system AC in each bedroom | Ceiling fans throughout
Is there anything that is not council approved?	Not to our knowledge
Is there a strata report?	Yes

McGrath

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