

# 5/84 Lawson Street, Byron Bay

## Frequently Asked Questions

What is the price guide?	The Price Guide Is: \$3,000,000 - \$3,300,000
Bed   Bath   Car	3 Bed   2 Bath   2 Car
Method of sale	Private Treaty
What is the land size?	959m <sup>2</sup>
Why are the owners selling?	Consolidating Assets
Is the furniture included?	Refer to contract
When was the property built?	1997
When was the property purchased?	2024
What is the zoning?	R3: Medium Density Residential
What is the aspect of the property?	North Facing
Permanent Rental estimate? Holiday Rental?	\$1,700 - \$1,800 per week approx.
Is the property tenanted/Owner occupied?	Holiday Let
What are the body corporate/community title fees?	\$9,782 per year approx.
How many properties are in the complex/community title?	7 Units
What is in the sinking fund?	\$74,361.53
Are there car spaces included in the title?	1
Are pets allowed in the complex?	Yes
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic? Last Inspection?	Sewered
Is the cooktop gas, electric or induction?	Electric
Type of internet connection?	NBN
Is there air conditioning?	Yes, Split System
Is there anything that is not council approved?	Not to our knowledge
Is there a strata report?	Yes