

# 94 Lawson Street, Byron Bay

## Frequently Asked Questions

|                                                          |                                                          |
|----------------------------------------------------------|----------------------------------------------------------|
| What is the price guide?                                 | The Asking Price Is: \$8,500,000                         |
| Bed   Bath   Car                                         | 5 Bed   5 Bath   3 Car                                   |
| Method of sale                                           | Private Treaty                                           |
| What is the land size?                                   | 479 m <sup>2</sup>                                       |
| What is the internal and external size?                  | 390 m <sup>2</sup> internal   84 m <sup>2</sup> external |
| Why are the owners selling?                              | Retiring                                                 |
| Is the furniture included?                               | Refer to contract                                        |
| When was the property built/renovated?                   | Renovated 2019                                           |
| When was the property purchased?                         | Purchased 2010                                           |
| What is the zoning?                                      | R3: Medium density residential zone                      |
| What is the aspect of the property?                      | North                                                    |
| Is the property tenanted/Owner occupied?                 | Holiday let   365 Holiday Letting Precinct               |
| What are the Council rates?                              | \$10,000 per year approx.                                |
| Are there any easements on the land?                     | Refer to contract of sale                                |
| Is the property sewerred or septic?                      | Sewered                                                  |
| Is a solar system installed? What does it operate? Size? | No solar                                                 |
| Is the cooktop gas, electric or induction?               | Induction                                                |
| Is there a pool? What type? Size & depth?                | Saltwater                                                |
| Type of internet connection?                             | NBN                                                      |
| Is there air conditioning?                               | A/C units in each bedroom                                |
| Is there a Building & Pest inspection Report?            | Yes                                                      |
| Has the property ever been flooded?                      | No                                                       |