



## 7 Walker Street, Byron Bay AUCTION



### Family Home on a Large Block with DA Approved Plans

Claiming a premium position in a leafy central Byron enclave, this four-bedroom single-level home will instantly appeal to families, investors or those seeking to build brand new. Set over a large 686m<sup>2</sup> block, the lovely backyard has a distinctly Byron Bay feel with abundant birdlife, and a lush tropical garden offering peace and privacy. In keeping with the relaxed, coastal appeal of the home, it's close to a choice of scenic bush walking tracks leading directly to beautiful Tallow Beach, while the vibrancy of the town centre is just moments away.

If you've been dreaming of a brand new Byron sanctuary, DA-approved plans already exist for a luxurious two-storey residence complete with a pool, sunken lounge, media room and a separate self-contained studio - all the hard work has already been done for you. However, whether you choose to rebuild or renovate in the future, this charming home is perfectly comfortable to enjoy as is.

The open-plan lounge and dining room flow easily through to a spacious covered entertaining deck to the rear. Overlooking the lovely backyard, it's the perfect place to relax with friends, unwind with a book and listen to the birdsong. Choose from four bedrooms, including an ensuited main bedroom with a peaceful garden view, and the large fourth bedroom with ensuite, deck access and private entry - ideal as a guest or teen retreat. There's a central kitchen featuring gas cooking and a breakfast bar, plus a neat family bathroom with a separate WC. Overlooking the charming front gardens, the covered patio is another alfresco hideaway to enjoy the peaceful surroundings.

Elevated by its central Byron location, the home lies just a short cycle to local cafes, restaurants and shops, with the beautiful Clarkes Beach just an 8-minute ride away. Absolutely everything Byron has to offer is within easy reach of home, including the spectacular Cape Byron Lighthouse, Wategos Beach and The Pass, while an incredible array of restaurants, galleries and fashion boutiques are just moments away.

Offering space, excellent potential, close proximity to the beach and a premium in-town position, this appealing property will delight those seeking their own parcel of Byron perfection.

### Property Specifications

- Large 686m<sup>2</sup> in a peaceful, central Byron Bay location



**Karin Heller**

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10th Jul 2024 4:00PM

- Lovely established backyard with flourishing fruit trees
- Wide-covered entertaining deck ideal for outdoor dining
- Four bedrooms including a generous master with ensuite
- Bed 4 features a private entry, ensuite and deck access
- Ceiling fans throughout, single off-street carport
- DA approved plans in place for a contemporary home
- And resort-style pool area plus a separate self-contained dwelling
- Close to Tallow Beach, Byron General Store cafe, Jonson Lane
- Cycle or walk into the town centre, Clarkes or Main Beach

#### Signboard Posts

- Large 686m2 block just 3 mins to the beach
- DA approved plans for a contemporary new home
- Beautiful gardens, peaceful and private
- Walk or cycle to shops, cafes and restaurants

#### Property Summary

Set across a generous 685m2 block in a tranquil Byron Bay enclave, this four-bedroom, 3 bathroom single-level residence is ideal for families or investors. Within walking distance to town or Tallow Beach, it features DA-approved plans for a brand-new two-storey home, or it can simply be enjoyed as a low-maintenance Byron Bay escape.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

#### Features

Solar Hot Water  
Dishwasher  
1 Living Area  
1 Carport  
Deck  
Shed

#### Land size

686.00 Sqm



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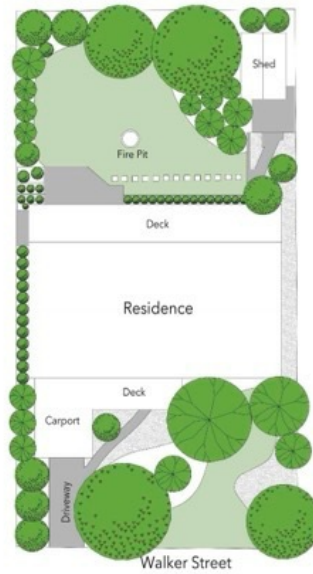
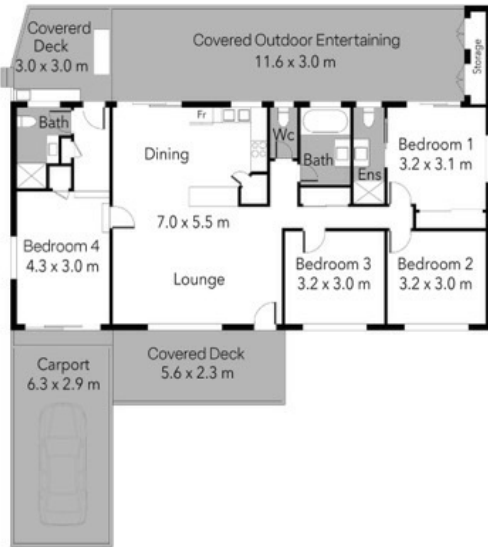
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7 Walker Street  
 BYRON BAY  
 Land Size 686 m<sup>2</sup>



**FLOOR AREA SIZES**  
 Internal 108 m<sup>2</sup>  
 External 77 m<sup>2</sup>  
 Total 185 m<sup>2</sup>

**PROPERTY DETAILS**  
 4 - 4 (bedrooms)  
 3 - 3 (bathrooms)  
 1 - 1 (carport)

SITE PLAN



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.