



HABITAT

LIVE / WORK
INVESTMENT OPPORTUNITY

30 PARKES AVENUE, BYRON BAY



HABITAT LIVE/WORK | [HABITATBYRONBAY.COM](https://www.habitatbyronbay.com)



_ABOUT HABITAT

Around here, the community has long understood that to get the most from life you need to love where you live, have an inspiring environment to work and also connect with the community around you.

Based on this simple philosophy, Habitat is a development with ambitions of not only continuing this local way of life, but also progressing it through contemporary architectural vision, cutting-edge telecommunications and thoughtful planning.



HABITAT LIVE / WORK

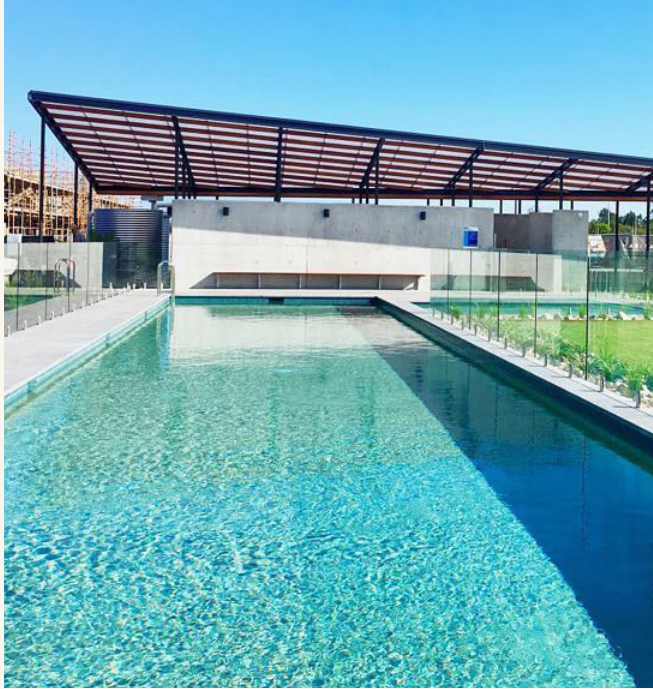
Be a part of the thriving new Habitat Community
- A new way to live, work & play!

Habitat's Live & Work Precinct is home to range of Commercial Terrace and Warehouse Loft housing. They're designed to give small business and start-ups the option to live above in a private oasis, and make use (or not) of the flexible space below to run a business. We've intentionally eliminated the commute, so you have more time to spend with family and friends (or at the beach).

Locals have access to all of Habitat's exclusive facilities, including a lap pool, park & recreation area.



Image shows display unit

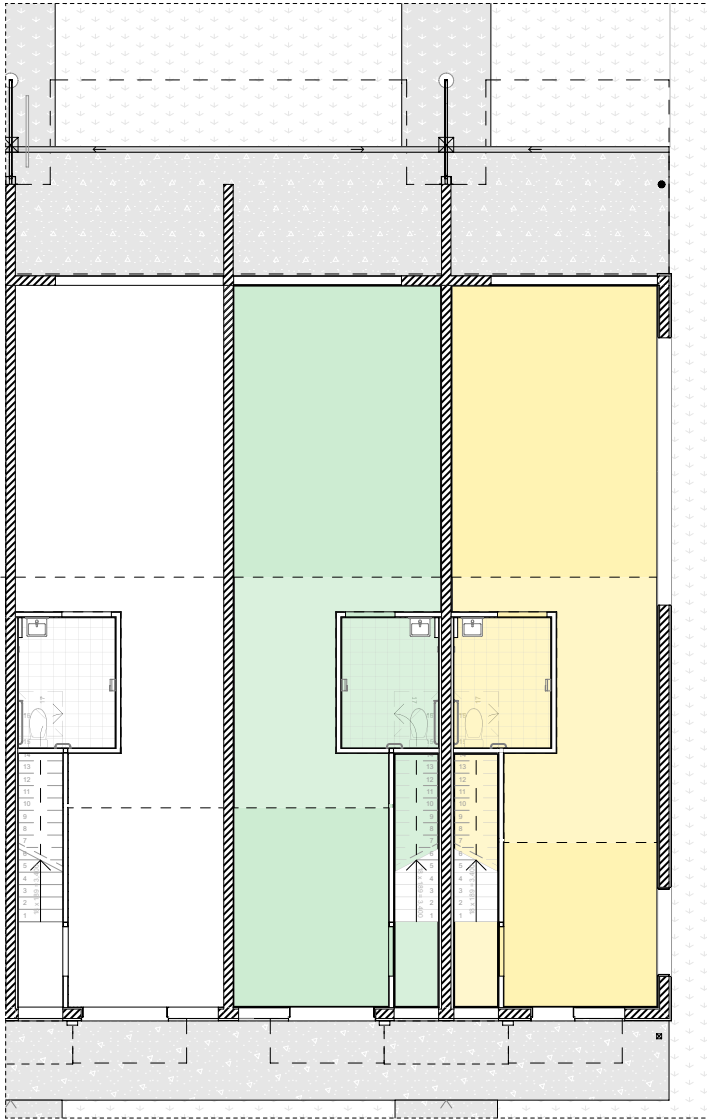


FEATURES & BENEFITS

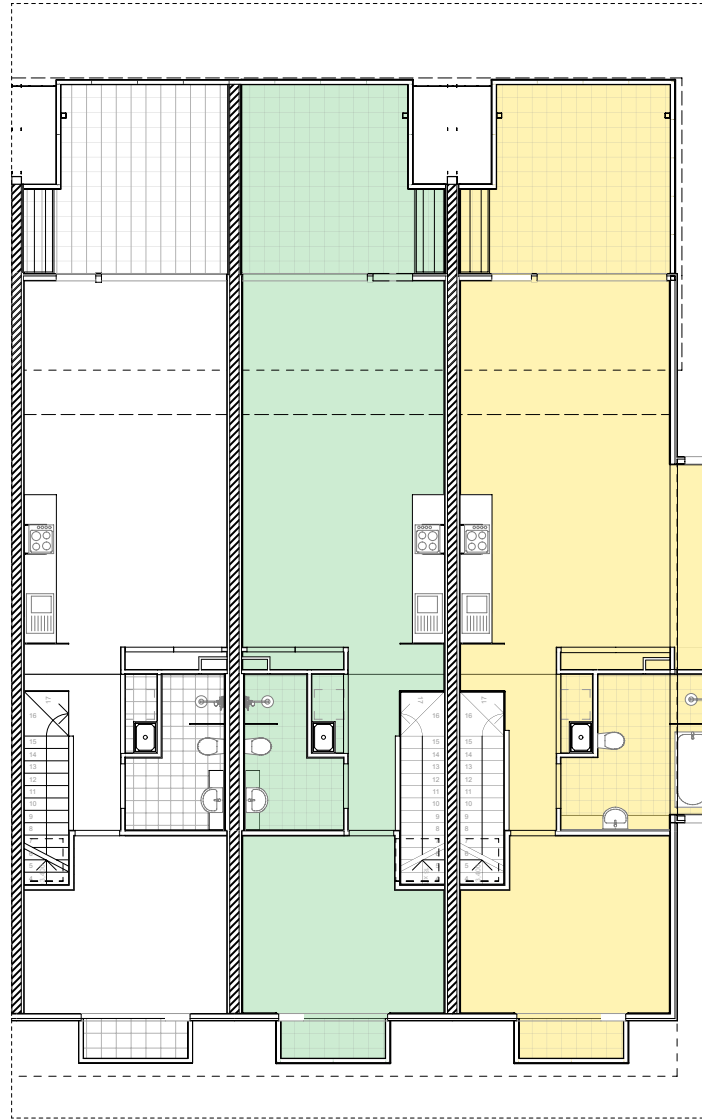
Being part of the vibrant Habitat Community you will enjoy access to

- Two swimming pools
- On-site café & restaurant 'Barrio' arguably the best locals café/restaurant in Byron bay
- Retail stores & commercial precinct
- Recreation area
- F45 gym
- Full fibre to the wall NBN broadband access
- Ample visitor parking
- Walking distance to Belongil Beach
- A short walk to the world's first solar powered train & station 'North Beach' providing a direct link to/from Byron town centre
- Car and bicycle parking
- Energy efficient lighting & plenty of natural light
- Well insulated – cool in summer, warm in winter
- Rainwater harvesting






_GROUND FLOOR COMMERCIAL



_UPPER FLOOR RESIDENTIAL




 **_END UNIT**

GROUND FLOOR COMMERCIAL

Commercial total area: 55.91sqm

UPPER FLOOR RESIDENTIAL

Residential total area: 88.81sqm

 **_CENTRAL UNIT**

GROUND FLOOR COMMERCIAL

Commercial total area: 56.42sqm

UPPER FLOOR RESIDENTIAL

Residential total area: 79.28sqm

Drawings are illustrative and subject to ongoing development and council approval. Measurements are accurate at time of documentation. All dimensions are approximate.

*Information correct at time of publication and subject to change.



INVESTMENT OPPORTUNITY

Brand New mixed use terrace within the "Habitat" Community

- Includes DA approval and Occupation Certificate for conversion of Part Lower level to second bedroom
- Second Bedroom and lower level kitchenette constructed
- Includes furniture and fittings / improvements
- Currently leased to Compost Central Pty Ltd (www.subpod.com)
- 1+1 year Commercial Lease
- Can be leased as commercial/retail, residential or mixed
- Currently rented at \$52,200 per annum plus GST (inclusive of outgoings)
- 3 Months Security Deposit / Bond
- Lease commencement: 1 March 2020

OUTGOINGS

Pricing correct as at 29 April 2020

Strata Levies: \$1531.73 per ¼ (including GST)

Council + Water Rates: \$578 per ¼ (not subject to GST)

For Sale \$840,000 (including GST)

note: some purchasers may be able to claim partial GST refunds-consult a qualified adviser to confirm. The property is a first sale of land from a developer so includes GST. As the property has a residential component it cannot be sold as a going concern. Please seek your own advice surrounding GST claims.



Images show display unit



CONTACT US

SEE YOURSELF AT HABITAT?

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Visit PRECISE PROPERTY:

Our ON-SITE sales & leasing office is located within Habitat at:

2 Porter Street, Byron Bay

Learn more and become part of our collaborative community.

Website: habitatbyronbay.com/community

Email: habitat@precise.property

Instagram: [@habitat_byronbay](https://www.instagram.com/habitat_byronbay)