

4 THE TERRACE BRUNSWICK HEADS

McGrath





Byron Bay

4 The Terrace

UNPARALLELED OPPORTUNITY

Commanding an unrivalled position on one of Brunswick Heads' most picturesque streets, this extraordinary offering comprises a luxurious top floor apartment terrace plus an oversized retail shopfront on street level.

Showcasing idyllic views to the Brunswick River alongside maximum year-round foot traffic and the benefit of multiple income streams, it's a rare market acquisition for investors or owner operators.

BUILDING FEATURES

342sqm land size

Zoning E1

Commercial ground floor with bathroom and storeroom

Residential top floor comprising of 4 bedroom, 3 bathroom terrace apartment

3 outdoor spaces, Balcony, BBQ Alfresco and Terrace Garden

Private laneway access

Solar system – circa 120 Panels, 20kW 3 Phase inverter, feeds into grid

Outdoor Shower

Ducted reverse cycle air conditioning

Back to Base monitoring system with cameras

PARKING

Private double garage at rear of block

Allocated parking - 1x Terrace and 1x Shop

Secure gate access via driveway

CONNECTIONS

Ballina Byron Gateway Airport	35min drive
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Gold Coast Airport	40min drive
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Byron Bay	15min drive
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Mullumbimby	5min drive
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CURRENT FINANCIAL BREAKDOWN

Current Commercial Lease

\$100,100pa inclusive of GST + OG

Lease Term

Fixed lease with 3 year option
Expires 14th February 2024

Terrace Income FY 22/23

Gross - \$144,431
Net - \$116,190

Terrace Likely Long Term Rental Estimate

\$1,200 - \$1,300 per week

Terrace Short Term Rental Income Estimate

Peak Rate - \$1,450 per night
Off-Peak Rate - \$950 per night

Outgoings

Council Rates

\$7,433pa

Insurance

\$9,303pa

Water

\$698pa

Land Tax

\$29,226pa

Rateable Land Value

\$2,130,000



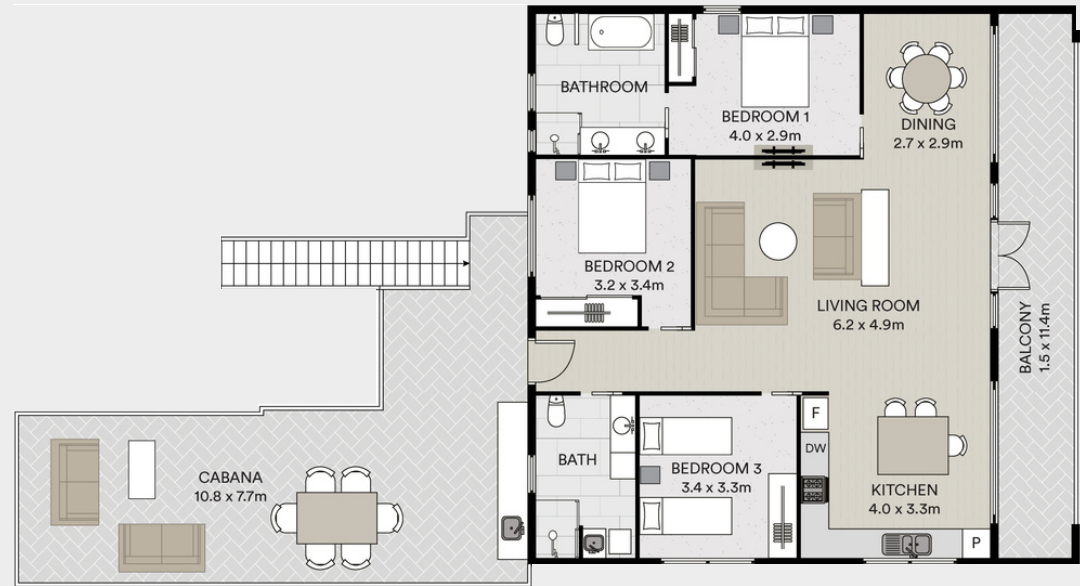
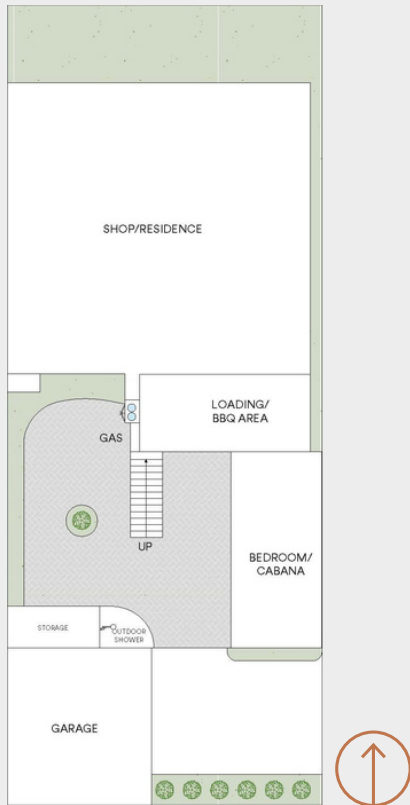
INTERNAL

Terrace 147sqm

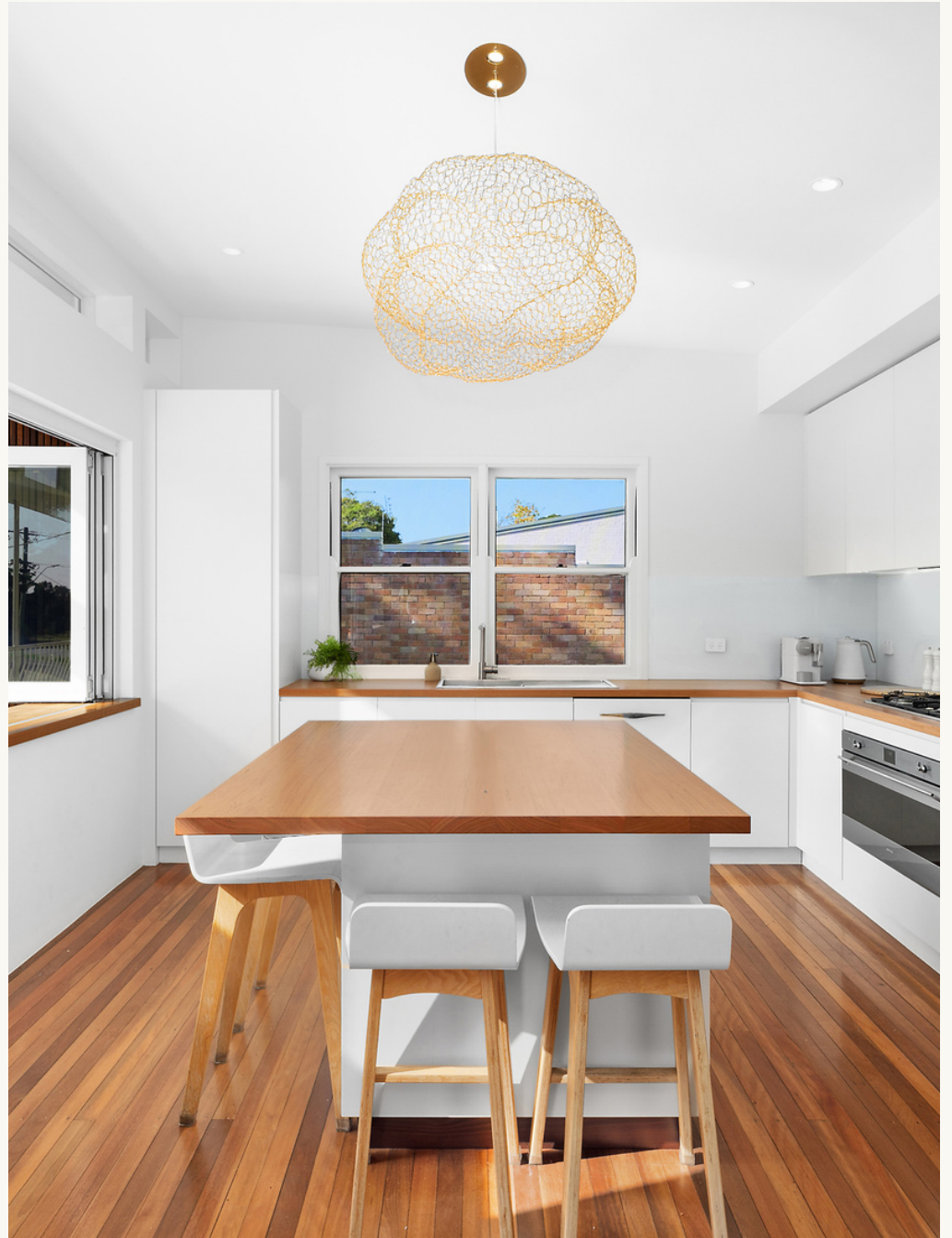
Shop 139sqm

EXTERNAL

1st Floor Terrace 100sqm







Blue chip properties such as these rarely come to market and are very tightly held. If you're looking for an exceptional investment opportunity in the Byron Bay Region, look no further than 4 The Terrace, Brunswick Heads. Contact us to arrange an inspection today.

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