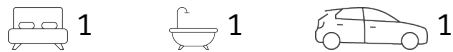




Modern Loft Living in the Heart of the Popular Sunrise



16/18 Sunrise Boulevard, Byron Bay

For sale - \$650,000 to \$700,000

Smartly designed and beautifully presented, this one-bedroom loft apartment delivers effortless coastal living just moments from Sunrise amenities. An ideal first home, investment, or carefree weekender, it offers light-filled spaces and low-maintenance appeal.

As you enter the home, you are greeted with open-plan living, dining, and kitchen spaces that flow to a private alfresco courtyard and low-maintenance gardens, a perfect place for morning coffee or easy entertaining.

The mezzanine bedroom enjoys soaring ceilings and an adjacent main bathroom with a Japanese-style cube bath, enhancing space and natural light throughout.

With an allocated on-title car space and nothing to do but move in, this is a rare opportunity in a sought-after pocket.

- Modern loft apartment in the heart of the highly sought-after Sunrise Estate
- Perfect for first-home buyers, investors, or a weekend getaway
- Light-filled living, dining, and kitchen areas, with easy outdoor connectivity

Property ID:	L36747981
Property Type:	House
Building / Floor Area:	45
Garages:	1

Aiden Wilcox
0423 596 683
aiden.wilcox@ballina.rh.com.au

- Seamless flow to a private alfresco and courtyard gardens, ideal for entertaining
- Mezzanine bedroom with high ceilings and an adjacent main bathroom with a Japanese-style cube bath
- Internal laundry / Custom floating shelving / Hard-wearing flooring
- Allocated car space on the title / Reverse cycle air-con / Storage cupboard
- Move-in ready with nothing more to do but enjoy the location
- A short ride to Byron Bay CBD, where you can enjoy all the amenities of the area
- Walking distance to the convenient amenities of the popular Sunrise Estate
- Council rates \$842 approx. per quarter / Strata levies \$775 approx. per quarter