

**13 Cavvanbah Lane, Byron Bay, NSW 2481**



**House For Sale**

Monday, 15 April 2024

13 Cavvanbah Lane, Byron Bay, NSW 2481

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 443 m2**

**Type: House**



Su Reynolds  
0266858466



Anna Gilham  
0266858466

## Contact Agent

Designed by the Beach Architects to harmonise with its coastal surroundings, this exquisite retreat epitomises beachside living with perfect indoor/outdoor connection, boasting a secluded, resort-style swimming pool. Mere steps away from the pristine shores of Belongil Beach and world-class dining options in the heart of Byron Bay, this high-end residence invites you to embrace a lavish, yet laid-back beachside lifestyle. Live in, holiday let year-round or enjoy as your beach house in one of Australia's most amazing locations. Each room has generous proportions, expanding across two levels, the ground floor has an open floorplan, where a modern, luxurious kitchen seamlessly connects with the inviting living and dining areas. Through expansive doors, the transition to the large entertaining deck is effortless, creating a fluid interplay between indoor comfort and the refreshing outdoors. Step outside to discover a spacious entertaining haven, complete with a BBQ area, glistening pool, and outdoor shower offering an idyllic setting for hosting unforgettable gatherings with loved ones, while listening to the sound of the ocean. With 4 bedrooms, plus a versatile fifth room that can be used as a bedroom or study. The main bedroom is located on the ground floor and features, high ceilings and a private ensuite with bathtub, also downstairs is an additional powder room. Venture to the first floor and you will find the remaining bedrooms easily accessed from the centralized second living space/media room or play room. In an enviable position just footsteps from popular Belongil Beach, Treehouse Café, boutique shops and restaurants this home provides a fantastic Byron lifestyle without compromising space and privacy. Contact Su and Anna today to arrange a private inspection. Features:

- Architectural design by Dan Connolly of Beach Architects
- Centrally positioned
- Quality fixtures and fittings throughout
- North facing yard
- Private sparkling saltwater pool
- Two living spaces
- Four spacious bedrooms, two with ensuites
- Double lock up garage with storage
- Large laundry with storage
- Study nook
- Separate study room/storeroom
- Powder room
- Ducted air conditioning throughout
- Outdoor shower
- Very quiet street with very little traffic

Council Rates: \$4,050.10 pa