

**14 Porter Street, Byron Bay, NSW 2481**

FULLER  
& co

**Townhouse For Sale**

Wednesday, 13 December 2023

14 Porter Street, Byron Bay, NSW 2481

**Bedrooms: 2**

**Bathrooms: 3**

**Parkings: 2**

**Area: 150 m2**

**Type: Townhouse**



Scot Fuller  
0256420177



Gail Fuller JP  
0256420177

## Guide \$1,650,000

An unparalleled opportunity awaits with the availability of a stunning two-bedroom, two-bathroom live/work townhouse nestled in the heart of the highly sought-after Habitat precinct. These coveted two-bedroom live/work residences are a rarity, ensuring that 14 Porter St stands out as an extraordinary investment opportunity. With the flexibility to transform your workspace into an office, chic shopfront, or a private haven, this mixed-use property invites you to explore its diverse potential. Delve into a discussion with your accountant to unveil the financial advantages this unique property holds for you.

**Key Features:**

- Premier Shop/Business Frontage:** Boasting prime frontage for your business, indulge in the convenience of an all-accessible WC and kitchenette. Revel in the ambience created by easy-care polished concrete floors and bask in the natural light pouring through the expansive shop window. A prominent high-profile under-awning sign is poised and ready to showcase your shop or business name.
- Security and Versatility:** Benefit from high-security perimeter locks and internal doors with locks, providing the option to separate and secure the home space from the commercial area if desired.
- Seamless Indoor-Outdoor Living:** The open-plan design of the living, dining, and kitchen areas effortlessly extends to the outdoors through timber stacker doors. Step onto a covered, concreted space and into a fenced yard adorned with buffalo grass and privacy hedging.
- Modern Kitchen Design:** A contemporary kitchen awaits with ample cupboard and shelf space, including an inviting island bench for dining. Appliances include a dishwasher, induction hob, and electric oven.
- Upstairs Retreat:** Ascend to the upper level to find a spacious laundry and two mirrored bedrooms featuring floating timber floors, high ceilings, ensuites, ceiling fans, built-ins, and private balconies.
- Energy-Efficient Features:** Embrace sustainable living with solar hot water, ducted air conditioning, louvres, screens, and the enchanting illumination provided by V-Lux skylights.
- Pet-Friendly Living:** Welcoming pets, this property offers a pet-friendly environment, subject to an approved application.
- Convenient Parking:** Enjoy the ease of two allocated parking spaces for your convenience.
- Elevate Your Lifestyle:** Whether you're seeking the perfect live/work balance in an upscale business and lifestyle hub or simply longing for a laid-back lifestyle, 14 Porter St, Byron Bay, is the property that caters to your aspirations.

Strata Levies Per Annum \$10,310.00 Council Rates Per Annum \$3057.00 Contact Scot Fuller at 0401 911 557 for more details or to schedule an inspection. Don't miss the chance to make this remarkable Byron Bay property your own – a fusion of work, luxury, and leisure!