

# 31 Cemetery Road, Byron Bay, NSW 2481

## House For Sale

Monday, 17 June 2024

31 Cemetery Road, Byron Bay, NSW 2481

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1289 m2**

**Type: House**



Jeremy Bennett  
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## Expressions Of Interest

Close to Byron's beaches and cafes you will find this chic and luxurious coastal home set amongst green established native subtropical forest. Designed by international architect Tim Nguyen, the house cantilevers across itself giving a feeling of floating amongst the trees as the sunlight filters through. The home is designed and built with a strong palate of texture and tones contrasting the lush green backdrop of the native bush and commands a contemporary presence from the road with masonry and timber facades overlooking the street scape. A large internal floating staircase leads you up to the grand open plan living zone with raked ceilings and floor to ceiling double glazed glass that captures the view over the lush treed reserve. The home features polished concrete floors to embrace the north facing sun and passively warms the home during the day. The heart of the home is the custom designer kitchen, masterly planned and built for the gourmet entertainer with high-end integrated appliances and beautiful American oak cabinetry. A butlers pantry is discretely hidden away and serves to store wine fridges and smaller appliances. A spacious sunken lounge with ebonised oak flooring forms the centerpiece of the living space with a gorgeous French Chiminees Philippe wood fireplace as the focus for a social evening with family or friends. The home features 3 generous bedrooms, the master bedroom retreat enjoys generous high raked ceilings, walk in robe and luxurious spa like en-suite. A perfect sized set up for a personal gym or wellness room is perched just off the home. An in-ground black tiled swimming pool off the home is heated for evening dips. The home is meticulously automated with "Control 4" ensuring the front gate and security can be remote controlled from the convenience of your phone. The double garage is also roomy enough for 2 cars with an electric vehicle charging station. A 7.8KW Solar system energises the home with 7.1KW batteries for additional power storage.