

**56 Ruskin Lane, Byron Bay, NSW, 2481**



**House For Sale**

Thursday, 22 August 2024

56 Ruskin Lane, Byron Bay, NSW, 2481

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



Renee Schofield  
0266858466

## **The Boathouse – Multi-Award-Winning Home in the Golden Grid of Byron**

Rosewood timber and micro granite stone have been combined masterfully to create this one-of-a-kind property in the heart of Byron Bay. The creation of master builder Ian Heanes, the home is a feat of engineering and design both inside and out.

Only minutes to the shops, restaurants and beaches, the property is the perfect base to enjoy all that Byron has to offer.

Entering the property through its incredible copper, steel and glass pivot front door gives a taste of what awaits you. The entrance opens into the seamless living, dining and kitchen space. The polished concrete floor, stone walls and spot lighting make the space feel exceptionally expansive.

The kitchen benches are made of Walnut and Anthracite stone, giving a sleek and modern look. This is supported by the installation of quality appliances such as an induction cooktop, in-bench extractor, integrated Liebherr fridge freezer and Miele dishwasher.

This combination of modern and natural elements extends throughout the property, which was awarded for its use of stone and glass. As well as being a design feature, the stone walls provide sound insulation and a sense of calm.

A statement floating concrete stairwell leads to the upper ground floor and the main bedroom suite: a beautiful space in which to forget about the stresses of the day.

The floor is divided into the main bedroom with built-in wardrobes, an ensuite with stunning freestanding bath and alcove mirror, and a lounge area. Wrap-around windows in the lounge area provide stunning views out to the bay and Byron's hinterland, whilst electric blinds provide privacy when desired.

The ground floor also comprises two bedrooms, one with an ensuite and the other with external access.

The lower ground floor has a laundry room, rumpus room with bar, utilities room and additional bathroom.

An impressive four by eight metre freshwater pool, with a waterfall feature built into the stunning surrounding river stone wall. A barbecue and outdoor seating area provide a private space for dining or entertaining.

The property has exquisite quality throughout and has been thoughtfully designed to be comfortable year-round. Fully ducted air-conditioning, underfloor heating and smart skylights.

In a quiet, safe and family-friendly neighbourhood, but close to the heart of town, this stunning property offers both tranquillity and convenience.

Council Rates: \$4,280.43 p/a