



**SOLD**

## LUXURY BEACH HOUSE + \$21K NET INCOME

Luxury beach house just footsteps from the white sand plus a self contained studio that generates \$21K net income from short term holiday accommodation. Guests comment on the tranquility of the space, which has a luxurious bathroom, complete with two person indoor spa bath, as well as cooling cross breezes and a tranquil garden courtyard. Surrounded by other quality homes, with lovely neighbours, this gorgeous property has a north east aspect, stunning hardwood timber floors throughout and well established sub-tropical gardens. Boasting open plan design, covered timber decks and atrium centrepiece to maximise air flow in summer months, the master bedroom is located on a separate wing with ensuite, private deck and garden outlook. Nestled in whisper quiet surrounds, Mia Court has direct access to the white sands of pristine and uncrowded South Golden Beach, plus children's playground and free tennis court close-by. Your family and guests will enjoy a symphony of wildlife and the calming hush of the ocean at night. This property has a gentle, Balinese feel, surrounded by lush greenery and native birdlife and yet is conveniently situated just 7 minutes to North Byron Parklands, 20 minutes to Byron Bay and only 30 minutes from Gold Coast International Airport.

- \* Across the road from direct beach access, playground and tennis court
  - \* Stunning timber floors throughout, striking atrium centrepiece, covered timber decks
  - \* Separate self contained guest accommodation for extra income or extended family
  - \* Gas cooking, gas hot water and combustion wood stove to save on energy bills
  - \* Reverse cycle air conditioning, ceiling fans and plenty of natural ventilation
  - \* Stylish kitchen features stone bench tops, dishwasher and breakfast bar
  - \* Level 10 minute walk to popular 'Mrs Birdy' cafe for great coffee and pizzas
  - \* Walk to pet friendly beaches + quiet surf beach which is patrolled in summer months
- Inspections are easily arranged by appointment, by calling Fiona Johnson on 0400 418 886

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$1,910,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Fiona Johnson**  
**0400418886**  
fionajohnson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

4    3    2  
Internal: 179 m<sup>2</sup> | External: 67 m<sup>2</sup> | Total: 246 m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.