



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

78 Lyon Street, Repton

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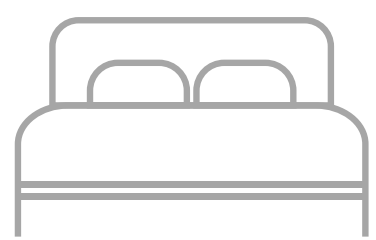
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Property Particulars

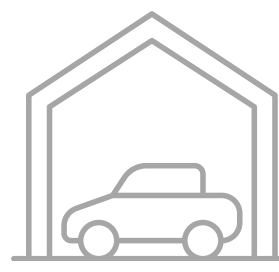
78 Lyon Street, Repton



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PRICE

\$1,250,000

TITLE

Lot 8 DP 790589

LAND SIZE

6,020m² approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$1,864.88 p.a approx

ZONING

R5 Large Lot Residential



Property Description

Coastal forest retreat with dual living...

Lifestyle options await the astute buyer of this tranquil abode. The home is set back from the quiet street frontage via the tree lined driveway.

Car accommodation is catered for via the double lock up garage plus the additional off-street parking for your boat, caravan, trailer or any other recreational vehicles you may have.

Once you enter the main home via the eastern side glass sliding door, you will feel a sense of comfort from the moment you step inside. The country kitchen is well equipped with a Bosch electric oven and cooktop, new dishwasher, pantry, microwave nook and an abundance of bench, storage and cupboard space.

The open plan lounge and dining is combined to make social gatherings enjoyable with enough space for everyone. The woodfire ensures you are cozy in winter, alongside the ceiling fans and ducted air conditioning to keep you cool in summer.

For formal occasions there is a separate dining room which could be converted into a media room or office, depending on your preference. With direct access to the undercover entertaining area, this room lends itself to many possibilities.

Three spacious bedrooms are located in the centre of the home and all feature built in robes, ducted air conditioning, large windows and ceiling fans to keep you comfortable in the warmer months.

The main bathroom was designed to cater for a large family with its three-way functional layout. The bath and shower relish in the morning sun to the east, whilst the toilet and vanity are separated for added convenience.

For those that require multi-generational living or parents who desire their own private retreat then there is a separate flat next door!

This charming north facing one-bedroom self-contained abode has plenty of room to live comfortably. The features include an open plan living area, air conditioning, ceiling fans, built in robe, sliding door to the rear yard and compact kitchenette. Aswell as a bathroom with a shower, toilet and vanity. Enjoy a private covered porch with forest views and car parking right next to the door. Although this spacious flat is adjoined to the main home via the same roofline and rear bullnose verandah, you still have an abundance of privacy due to the location of the double lock up garage dividing these two residences.

Let's step outside which is where you will be spending most of your time in this desirable sub-tropical climate. The land size is a very generous *6,020 m2 (*1.48 acres) level block with an abundance of native trees, tropical plants, shrubs and bird life. There are patches of plants around the inground saltwater pool to provide that holiday feel all year round. Your eastern neighbour is the Bongil Bongil National Park for those that love bush walking and exploring nature.

Property Description

Wandering throughout your private sub-tropical haven you will discover little treasures throughout including the *6 x 6 metre shed with single roller door, electricity connected to be used for storage, workshop or any other purpose you may require.

Notable features:

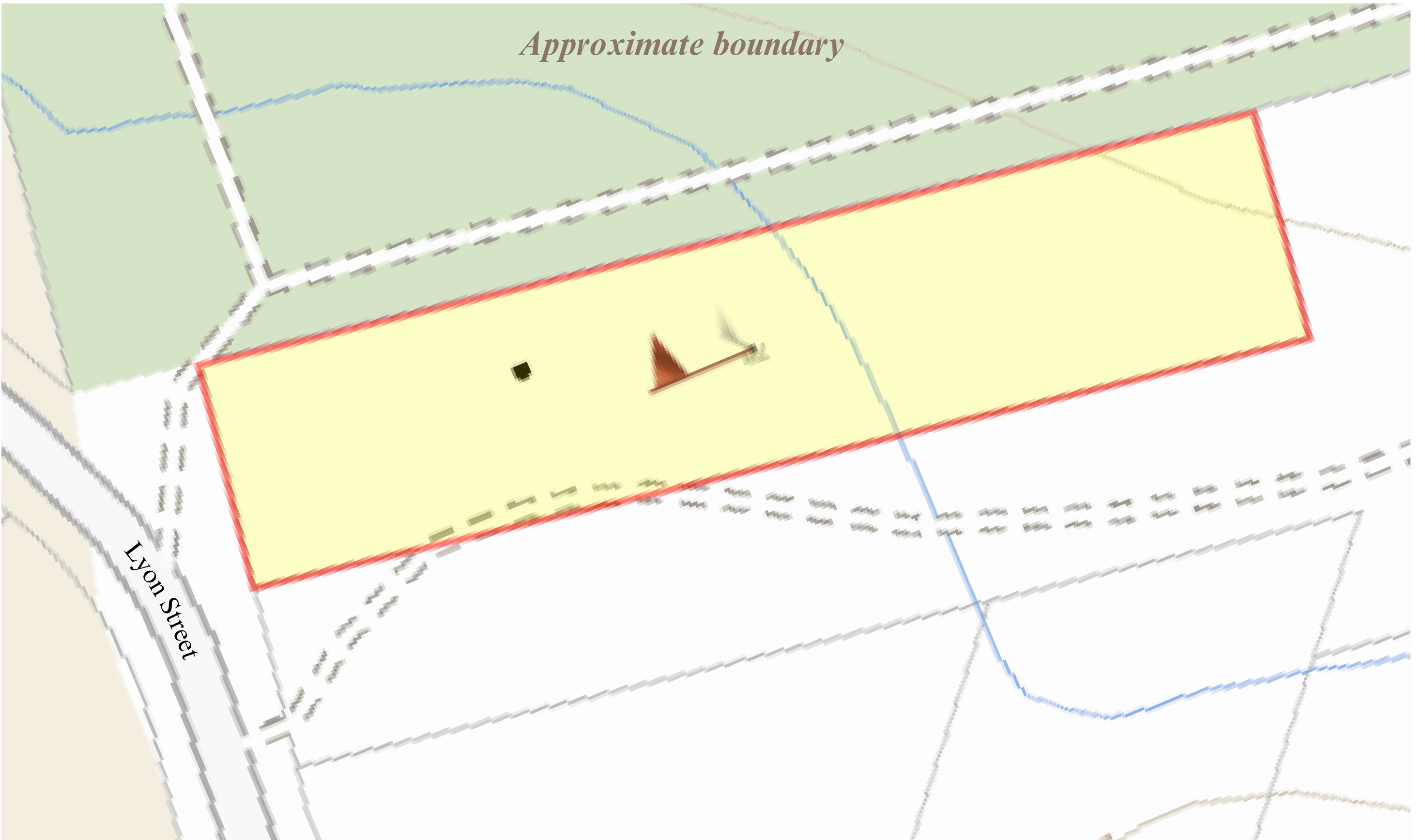
- Four bedrooms, two bathrooms divided into two separate homes.
- Double lock up garage, multiple off street parking options.
- *6,020 m² (*1.48 acres) of flat sub-tropical oasis.
- Bordering Bongil Bongil national park to the eastern side.
- Town water, septic system, solar hot water, garbage collection.
- Inground saltwater pool, firepit area, fishpond, garden sheds.
- 6 x 6 m shed with single roller door and electricity connected.
- Rear entertaining area, bullnose verandahs on three sides of the home, front covered porch to the unit.
- Native trees, shrubs, landscaped tropical plants, birds and wildlife.
- Level home site, three-bedroom main home and one bedroom flat.
- NBN connected, established gardens, lawns and birdlife.

Locations:

- Tuckers Rock Beach is *3 kms away.
- Mylestom for its cafe, restaurant and beach is *6.3 kms away.
- The Bellingen River is *2 kms away.
- Coffs Harbour airport is *21.8kms away.

* = *Approximate only.*

Boundary



Zoning Information

BELLINGEN SHIRE COUNCIL

ZONING: R5 Large Lot Residential

R5 Large Lot Residential:

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Permitted without consent

Home-based childcare; Home occupations

Permitted with consent

Dual occupancies; Dwelling houses; Eco-tourist facilities; Extensive agriculture; Farm buildings; Forestry; Garden centres; Group homes; Home industries; Horticulture; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Residential accommodation; Roads; Rural workers' dwellings; Secondary dwellings; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Boarding houses; Boat building and repair facilities; Car parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Turf farming; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 253 m²
EXT: 115 m²



Scale in metres. 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.



CASA BELLA
ESTATE AGENTS

78 Lyon Street, Repton

Rental Appraisal

Nearby Comparable Rental Properties:

74 BIRRALEE FOREST DR, REPTON 2454

 4  1  4



Property Type: House
Area: 6,712 m²
RPD: 37//DP262793

Features:

Current Rent Price: **\$680 per week**
First Rent Price: **\$680 per week**
Month Listed: **October 2024* (Rented)**
Days on Market: **10 Days**



11 WOODWARD STREET ST, REPTON 2454

 3  2  2



Property Type: House
Area: 1,801 m²
RPD: 502, 512//DP755553

Features:

Current Rent Price: **\$775 Weekly Incl. Power,**
First Rent Price: **\$775 Weekly Incl. Power, Water,**
Month Listed: **September 2023* (Rented)**
Days on Market: **23 Days**



9 HONEYSUCKLE PL, MYLESTOM 2454

 5  2  2



Property Type: House
Area: 821 m²
RPD: 34//DP245711

Features:

Current Rent Price: **\$750 Weekly**
First Rent Price: **\$750 Weekly**
Month Listed: **September 2024* (Rented)**
Days on Market: **15 Days**



78 Lyon Street, Repton

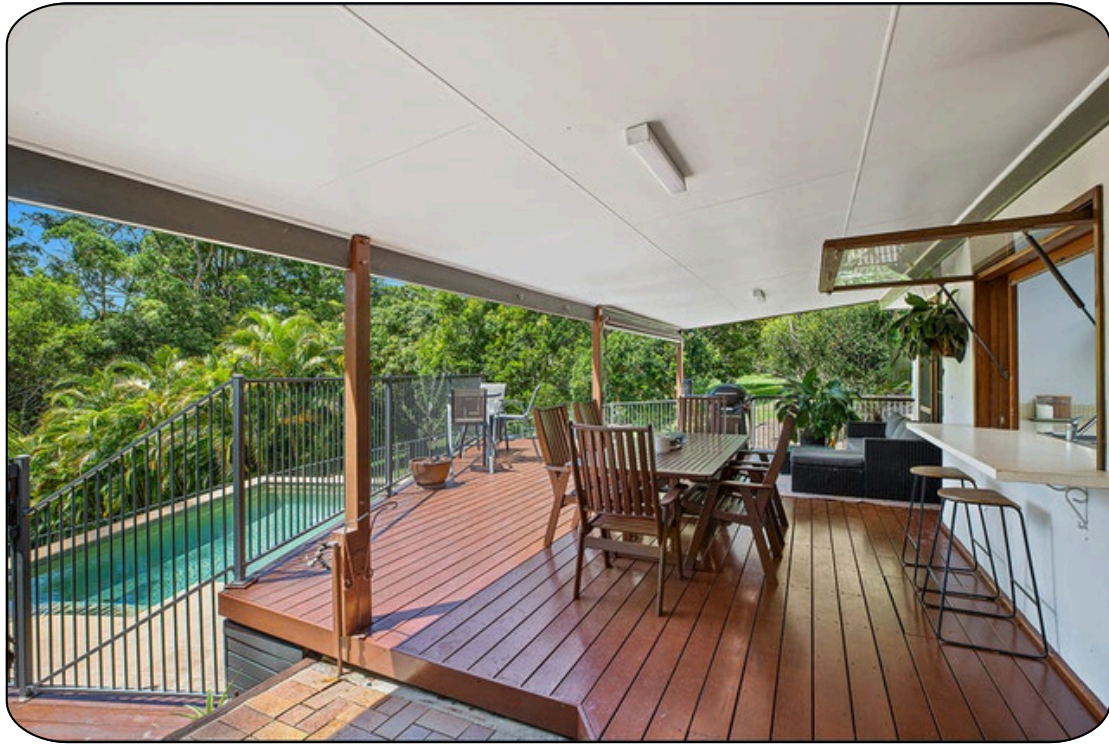
By comparing three comparable rentals nearby, we estimate the above property could achieve a **weekly** rental income between:

\$700 - \$760

Gallery



Comparable Sold Properties



13 Blackbutt Avenue, Repton

Sold: \$1,350,000



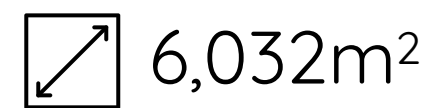
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6,032m²



88 Lyon Street, Repton

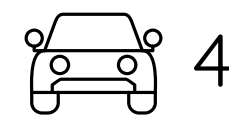
Sold: \$1,410,000



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9,610m²



17 River Street, Repton

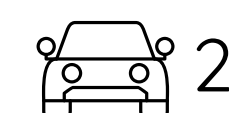
Sold: \$1,305,000



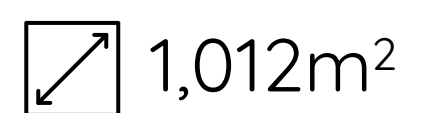
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1,012m²

Formal Offer Form

Property: 78 Lyon Street, Repton

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? *yes* *no*

Additional conditions/information:

Settlement period:

42 days after contracts have exchanged.

Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

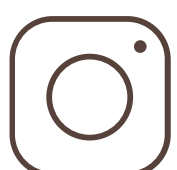


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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