



## 77 Sunrise Boulevard Byron Bay NSW

4 2 2

Positioned in a quiet, family-friendly pocket of Byron Bay, this residence presents an exceptional opportunity to secure a home in a highly sought-after location. Set on a generous parcel backing directly onto a tranquil nature reserve, the property offers privacy, space and outstanding scope to renovate or modernise to your own vision. Designed for relaxed coastal living, the home features a functional single-level layout with multiple living zones and an easy connection to outdoor areas.

Large windows and sliding doors allow for good natural light, while established greenery creates a peaceful, leafy outlook throughout. At the heart of the home, the kitchen and dining area flow to a covered outdoor patio and

[For full version visit the website](https://www.fullerandco.com.au)

**Type** : House  
**Price** : Contact Agent For Guide  
**Land Size** : 526 sqm  
**View** : <https://www.fullerandco.com.au/8687449>



**Scot Fuller**  
02 5642 0177



**Jesse Thompson**  
02 5642 0177

77 Sunrise Boulevard, Byron Bay

4 bed | 2 bath | 2 car

Property size

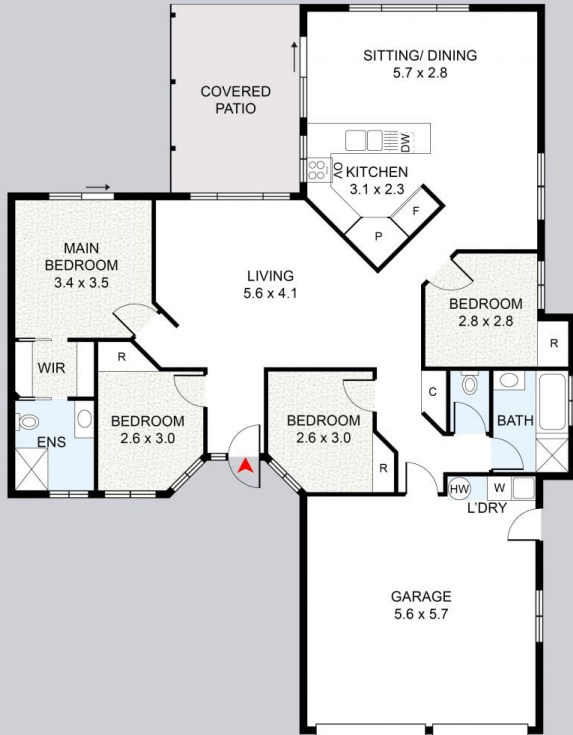
Internal 158m<sup>2</sup>

Covered Patio 15m<sup>2</sup>

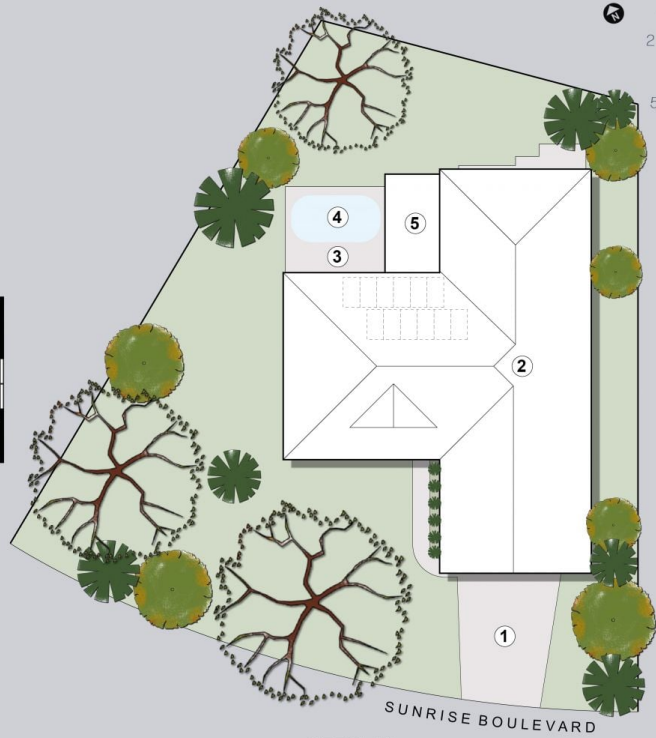
Total 173m<sup>2</sup>

Legend

- 1. Driveway
- 2. Residence
- 3. Patio
- 4. Pool
- 5. Cov. Patio



RESIDENCE : 158m<sup>2</sup>  
(INCLUDES GARAGE)



SITE PLAN  
(NOT TO SCALE)

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