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Property editor Stephen Nicholls reports on what's in store in 2012.
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House of the Week

Margie Blok



166A LIGHTHOUSE ROAD, BYRON BAY

\$3.7 million+

Built 2011 **Size** 434 sq m
Inspect By appointment
Agent Unique Estates, 6684 8266 or 0411 144 877



Architect Phil Corben designed and built this new luxury house named Ayana. Set on an elevated site opposite an iconic surfing spot known as The Pass, it's the first new house built on this sought-after strip in more than 10 years.

The house is built on a subdivision of a property that Corben and his interior designer wife, Lucy Purchas, have owned since 2007.

The couple still owns a neighbouring house, which is a popular holiday rental property with an annual occupancy of 90 per cent. Corben suggests Ayana also could be let to provide a considerable income return – \$4000 a week in peak periods such as now – when the house is not owner-occupied.

The property is two minutes'



Beach chic ... (clockwise from top left) a deck with built-in seating adjoins the living and dining areas; the property's impressive exterior; the stylish kitchen.

stroll from The Pass at the end of Clarkes Beach and 10 minutes' walk from the landmark lighthouse on Australia's most easterly point.

With 320 square metres of internal living space, the three-level house has northerly views across Arakwal National Park to the coast.

At entry level are a four-car garage and an outdoor "bathroom" with a hot and cold shower.

On the middle level are an open-plan kitchen and large living and dining areas that open to a north-facing deck with built-in bench seating and a barbecue. Also on this

level are a family room, media room, study area, laundry and bathroom.

Upstairs are four large bedrooms (each with built-in wardrobes) and two bathrooms. In the private back courtyard is an elevated and heated six-person spa.

Other features include a back-to-base security system, reverse-cycle airconditioning, integrated sound and a 50,000-litre rainwater tank for irrigation.

ROOM FOR IMPROVEMENT

The house is fitted with designer furniture, paintings, a fully equipped kitchen, high-quality beds and linen – negotiate to buy some or all of it.

A LOCAL CAFE OWNER SAYS

"Nestled under Byron's iconic lighthouse, the point break at The Pass is a world-renowned destination for surfers, families and travellers from across the globe who come to enjoy the sun and surf and watch the spectacular sunsets over Mount Warning," says the owner of Byron Beach Cafe, Ben Kirkwood.



THE BIG SELL

Set on a beautifully landscaped site, this **substantial and sophisticated** beach house has a warm and welcoming interior filled with quality fixtures and finishes.

Owner

NEED TO KNOW

Last traded for \$3.1 million as a block (now subdivided) in 2007

Highest recorded house price in Byron Bay (past 12 months)

\$6.2 million for 152 Lighthouse Road in February 2011

Recent sales

\$2,727,000 for 20 Palm Valley Road in October;

\$1.8 million for 26 Paterson Street in June

Median private treaty price \$675,000

Source: Australian Property Monitors, 1800 817 616; homepriceguide.com.au



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