



SOLD

PERFECT NEAR NEW STARTER OR DOWNSIZER NOW UNDER OFFER

Who needs a ginormous house and yard when they are downsizing or starting out in the property market. 17 Cullen Court is just perfect size, is on one level, and it has all been done for you, looks amazing from the street too. Beautifully presented, rendered brick and tile home with immaculate gardens in a great area where owners look after their homes.

Four bedrooms, master with separate ensuite, WIR, air conditioning and ceiling fan. Carpet in all the bedrooms and tiles in the living areas. Compact kitchen has stone island bench top with dishwasher and FREE fridge that is plumbed in for icy cold water in summer.

There is an air conditioner in the front bedroom/media room and in the main living area so the home is cool all summer long. The owners screened off the back covered verandah and put in sliding doors to make it secure and great for entertaining when having a BBQ in summer.

The yard has good side access and it is fully landscaped, planted and even has a private out door area which could suit a spa or above ground pool.

8min to the Ballina Airport, 15min to the beach with Lennox Head, Bangalow and Byron bay 20-30min up the Freeway.

Priced to sell so do not delay as properties are here today and gone tomorrow. Call Vaino for an inspection during the week on 0487026765 or email to vaino@atrealty.com.au today

4 bedrooms

2 bathrooms

Kitchen with stone bench tops and island setting

Single level living no stairs

DLUG with remote with shelving provided

2.5kw solar electricity

Solar hot water

Free large plumbed in Fridge with water filter

3 reverse cycle air conditioners

Tool shed

Fully landscaped

Room for a pool (STCA)

Short 7 min drive to Ballina airport, 2min to the Freeway, 15min to Lennox Head, 25min to Byron Bay

4 BED | 2 BATH | 4 CAR

PRICE:
\$840,000

OPEN FOR INSPECTION:
N/A

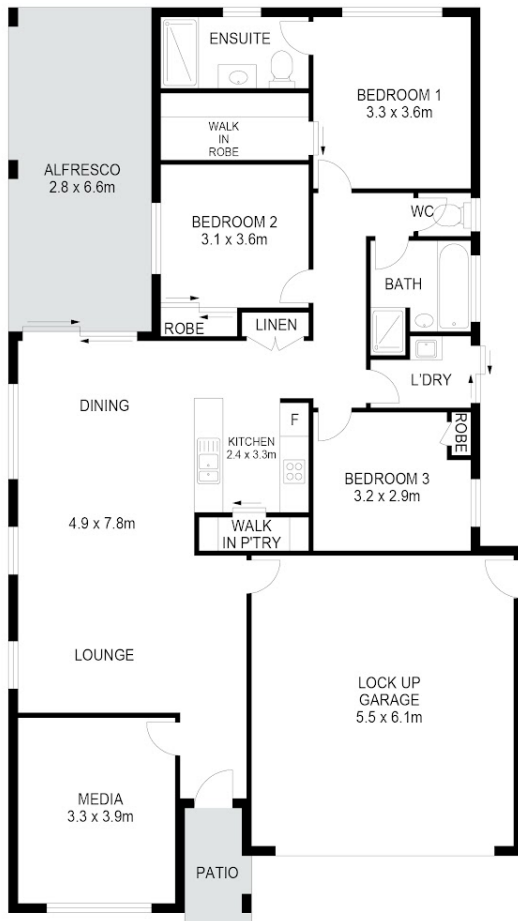


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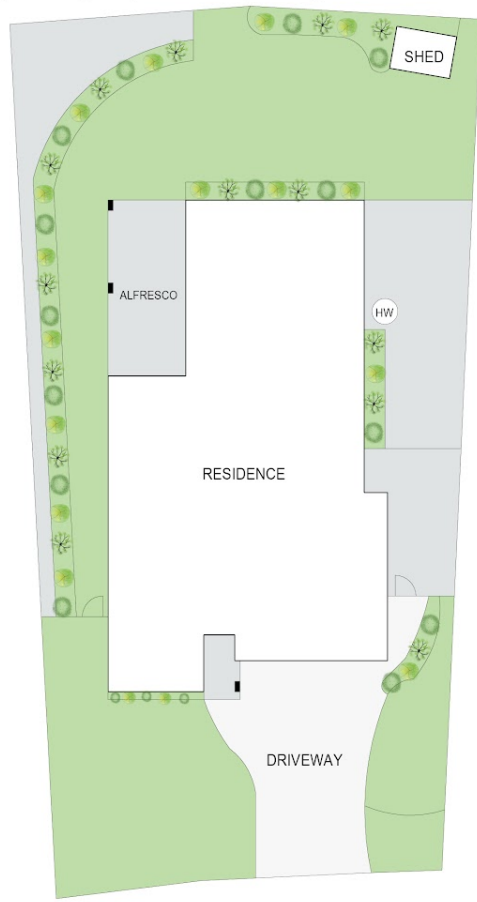
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Lennox Head Prestige Property



GROUND FLOOR



SITE PLAN
(NOT TO SCALE)

CUMBALUM
17 Cullen Court



INT: 160m²
EXT: 23m²
GARAGE: 34m²

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.