



# SOLD

## SOLD BY ROBYN HUNT REAL ESTATE

Some homes appeal to the heart. Others appeal to the head. This one beautifully does both - with style.

Positioned in desirable East Ballina and convenient to an array of amenities, this immaculate single-level villa is the first in a small complex of just four - offering privacy, ease and an enviable coastal lifestyle. Thoughtfully designed with a clever layout, it blends practical living with welcoming spaces, making everyday life simple and enjoyable.

Inside, natural light fills a generous open-plan living and dining area, perfectly arranged for relaxed living or effortless entertaining and showcasing a bay window which perfectly frames the leafy outlook. The covered outdoor entertaining area is the ideal spot for your morning coffee or evening relaxation, and connects seamlessly to the dining and kitchen area.

Air conditioning keeps the home comfortable year-round, and internal access to the garage provides that extra layer of practicality.

Both bedrooms include ceiling fans and built-in-robos, and a smart 3-way bathroom ensures accessibility and convenience for all.

Outside the fully fenced north-east facing gardens provide a beautifully calming oasis that wraps around on two sides. From here, your days can unfold naturally. Enjoy a short stroll to Shaws Bay for a swim, watch the dolphins splash along North Wall, fit in a quick round of golf, or enjoy a beverage at the thriving Shaws Bay Hotel.

With beaches, shops, schools and the golf course all nearby and a bushland reserve at the end of the street - the lifestyle options here are exceptional.

There's nothing to do but simply move-in and enjoy. Ideal for downsizers seeking single-level ease, first-home buyers entering a blue-chip pocket, or investors looking for enduring rental appeal, this is a smart move in a standout East Ballina location.

What you'll love:

\* Light-filled interiors with a thoughtful, easy-flow layout

2 BED | 1 BATH | 1 CAR

PRICE:  
\$880,000

OPEN FOR INSPECTION:  
N/A

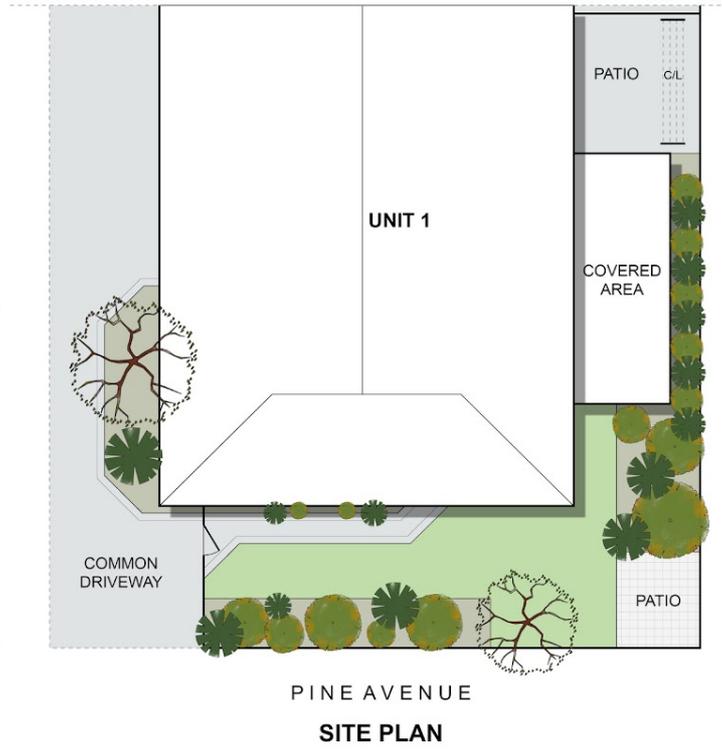
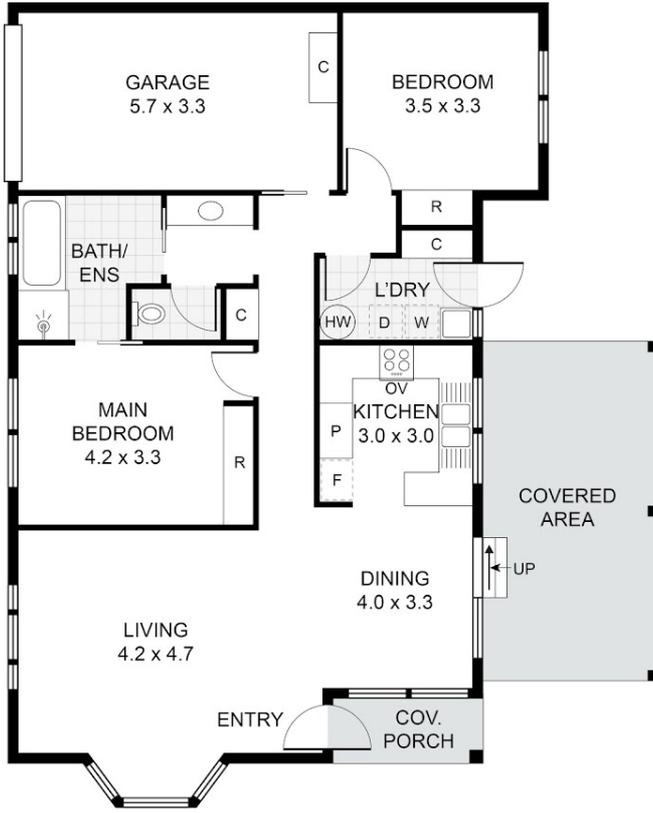


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APPROXIMATE AREAS  
INTERNAL: 113m<sup>2</sup>  
EXTERNAL: 23m<sup>2</sup>



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.