



FOR SALE

THE BEST-KEPT SECRETS ARE OFTEN TUCKED AWAY...

Morning coffee at your favourite cafe. A stroll to the pharmacy or specialist medical appointment. Fresh bread from the bakery. An afternoon walk along the Richmond River. Dinner with friends at the RSL. It's a lifestyle many aspire to, yet few homes deliver so effortlessly.

Hidden quietly behind a private electric gate, in an established pocket of Ballina that's quietly welcoming a new generation of contemporary homes, this flood-free, single-level home offers a rare combination of privacy, modern comfort and genuine walk-to-everything convenience.

Just 200 metres from Ballina's medical precinct and only 300 metres from the Town Centre, you'll enjoy the freedom of leaving the car in the garage more often than not (think of the fuel savings!).

Inside you'll discover a home that reveals far more than first impressions suggest. Soaring raked ceilings, skylights and an abundance of natural light create an immediate sense of space, while the thoughtfully designed open-plan layout connects effortlessly to a generous covered alfresco area through wide triple stacker doors.

Whether you're entertaining friends or enjoying a quiet morning coffee, the outdoor living area has been designed to make everyday life easy. A kitchen servery window keeps everyone connected, while a dedicated gas connection means the BBQ is always ready to go. The kitchen is as practical as it is stylish, featuring a Miele dishwasher, filtered tap water, Insinkerator, gas cooktop and a built-in 36-bottle wine rack.

Comfort has been carefully considered throughout, with a 6.5kW solar system, solar hot water, R3 ceiling insulation batts, air conditioning and a 2,000L rainwater tank. All this helps to improve efficiency, reduce running costs and provide year-round comfort.

Designed for effortless living and peace of mind, the home features a private electric gate, security screens, a four-camera EUFY security system with individual solar charging units, plantation shutters and day/night blinds. It's the ideal lock-up-and-leave home for downsizers, professionals or anyone looking to spend less time maintaining and more time enjoying everything Ballina has to offer.

3 BED | 2 BATH | 2 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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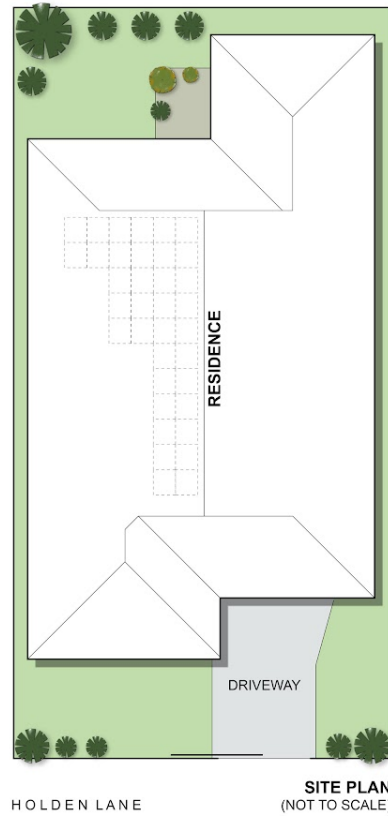
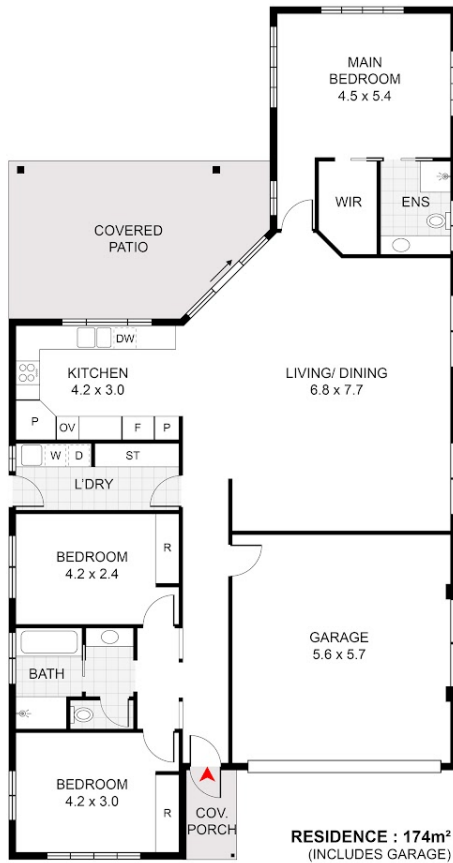


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APPROXIMATE AREAS
INTERNAL: 174m²
EXTERNAL: 28m²

Robyn Hunt
Real Estate

@realty



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.