



2/20 Skinner Street, Ballina

## Easy Care Villa Living in a Convenient Ballina Location

Positioned in a quiet and convenient pocket of Ballina, this well-presented villa offers comfortable, low-maintenance living with a practical layout, generous accommodation and an abundance of natural light.

Designed for effortless everyday living, the home features open-plan living, dining and kitchen areas that flow seamlessly together, creating a welcoming space to relax or entertain.

Accommodation comprises two generous bedrooms, each complete with its own ensuite and walk-in robe, providing comfort, privacy and flexibility for owner-occupiers, downsizers or investors. A single lock-up garage adds secure parking and valuable storage. Enjoy the convenience of being just a short, level stroll to North Creek, with Ballina's shops, cafés, medical facilities, river and beaches all within easy reach.

Combining a convenient location, functional design and an easy-care lifestyle, this appealing villa presents an excellent opportunity for those seeking a relaxed Ballina lifestyle or a quality investment.

2 2 1

**FOR SALE**  
\$775,000 - \$825,000

**VIEW**  
Sat 31st Oct @ 10:00AM - 10:30AM

**AGENTS**  
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**AGENCY**  
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(02) 6686 2711

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

### Property Features

- Two generous bedrooms, each with an ensuite and walk-in robe
- Light-filled open-plan living, dining and kitchen
- Desirable north-easterly aspect
- Single lock-up garage with additional storage
- Short, level stroll to North Creek
- Convenient to Ballina's shops, cafes, medical facilities and beaches
- Ideal for owner-occupiers, downsizers and investors

### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 1Z52F5A              |
| Property Type | DuplexSemi-detached  |
| Including     | Courtyard            |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |

**Michael Stormon 0482 049 891**

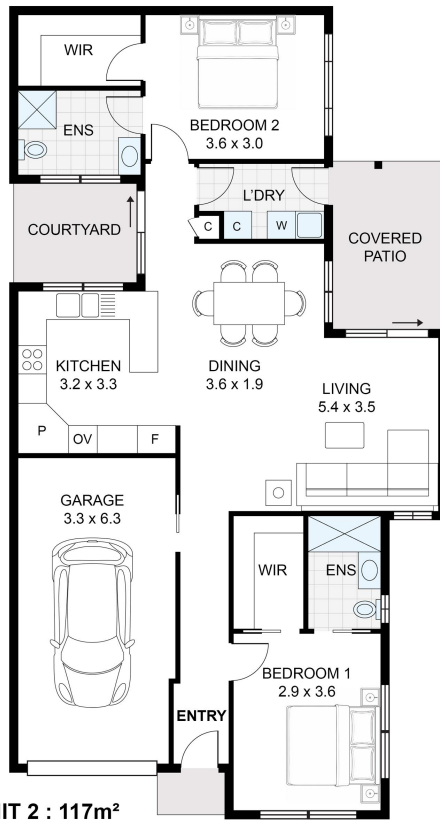
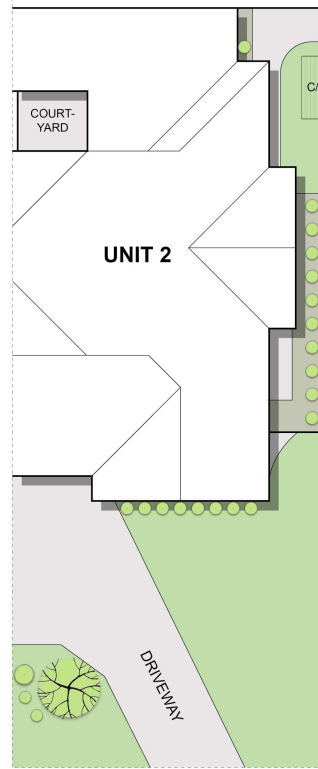
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**SITE PLAN**  
(NOT TO SCALE)

| APPROXIMATE AREAS      |                  |
|------------------------|------------------|
| INTERNAL FLOOR SPACE - | 97m <sup>2</sup> |
| EXTERNAL FLOOR SPACE - | 16m <sup>2</sup> |
| GARAGE -               | 20m <sup>2</sup> |

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