



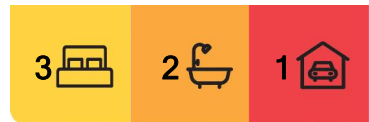
Cumbalum, 1/36 Liffey Avenue

Split-Level duplex in Ballina Heights Estate

This modern split-level duplex offers peaceful living backing onto a natural reserve. Three bedrooms all with built in robes, ceiling fans and split system air conditioning, while the master includes a modern ensuite and walk in robe. The contemporary kitchen flows to an inviting undercover entertainment area, perfect for outdoor living.

The private yard with outdoor spa overlooks the reserve, creating a serene backdrop for this low-maintenance home. Additional features include solar panels and a single lock-up garage. Located in the sought-after Ballina Heights Estate, this property presents an excellent opportunity for families, downsizers, or investors seeking a modern lifestyle.

Inspect today to appreciate all this home has to offer.



For Sale
\$820,000 - \$860,000

View
ljhooker.com.au/1XWEF5A

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	1XWEF5A
Property Type	DuplexSemi-detached
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

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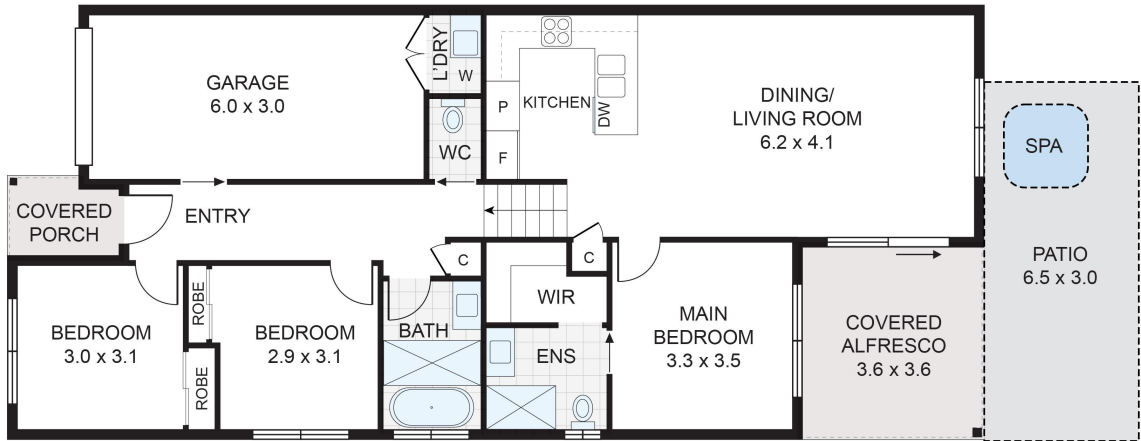
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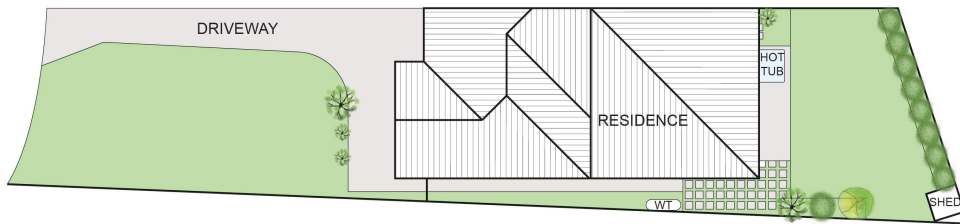


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GROUND FLOOR



SITE PLAN

1/36 Liffey Avenue, Cumbalum

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0415377004 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 116m ²
EXTERNAL FLOOR SPACE	- 15m ²
GARAGE	- 18m ²



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