



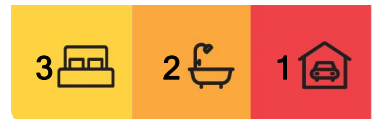
Cumbalum, 1/36 Liffey Avenue

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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LJ Hooker Ballina
(02) 6686 2711

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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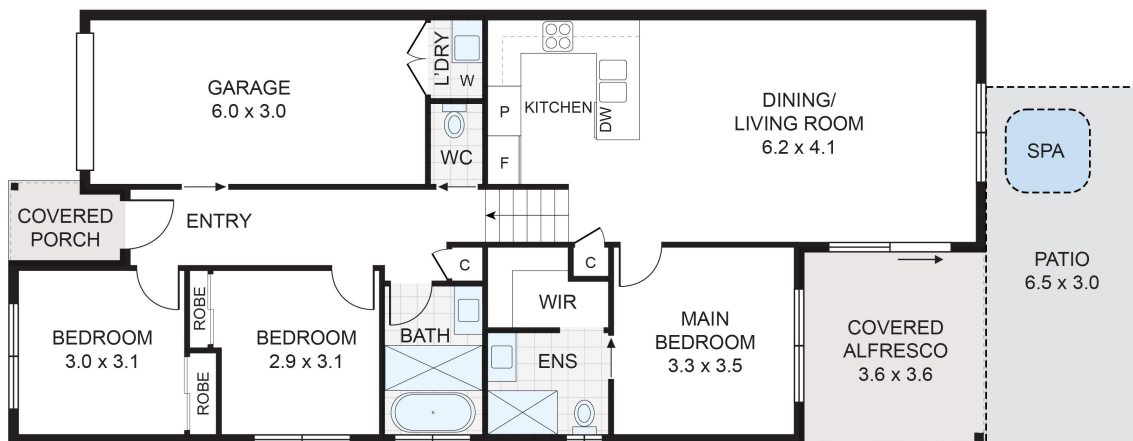
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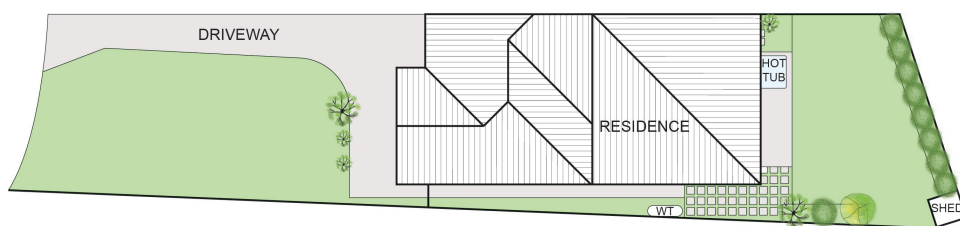


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GROUND FLOOR



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 / 0412070054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 116m²

EXTERNAL FLOOR SPACE - 15m²

GARAGE - 18m²