



40 Summerhill Crescent, Cumbalum

Well appointed family home




Positioned in one of Cumbalum's most desirable streets, this impressive residence provides modern style and a functional layout. Designed for both relaxation and entertaining, it offers a generous floor plan spread across two levels, surrounded by landscaped grounds and quality finishes throughout.

The centrally located kitchen features stone benchtops, quality appliances, gas oven and cooktop, rural views and a seamless connection to the dining area and balcony. The spacious main living area provides a warm and inviting space enhanced with an open fireplace.

Accommodation comprises of four spacious bedrooms all equipped with built in robes. The master complete with a walk-in robe and stylish ensuite.

The lower level of the home provides a versatile studio equipped with kitchenette and shower.

The exterior of the property is beautifully landscaped with established gardens and manicured lawns, creating an inviting and private setting. The covered alfresco area, complete with a built-in BBQ and cabinetry, overlooks the sparkling pool, providing the perfect space for

5  3  6 

FOR SALE
\$1,900,000 - \$2,050,000

AGENTS
Travers Golding
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travers.golding@ljhooker.com.au

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0481 257 710
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AGENCY
LJ Hooker Ballina
(02) 6686 2711

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

outdoor entertaining year-round.

- Generous shed with additional storage area at the rear.
- Ducted air conditioning and 12Kw solar system.
- Access to the Cumbalum to Ballina bike track.
- Downstairs laundry.
- Side access on both sides of the property.
- Positioned less than 10 mins to Ballina shops, cafes, schools, beaches and airport.

MORE DETAILS

Property ID	1YAPF5A
Property Type	House
Land Area	3288 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

Travers Golding 0481 257 710

Salesperson | travers.golding@ljhooker.com.au

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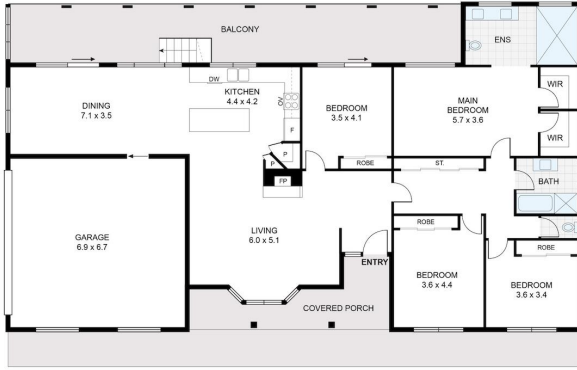
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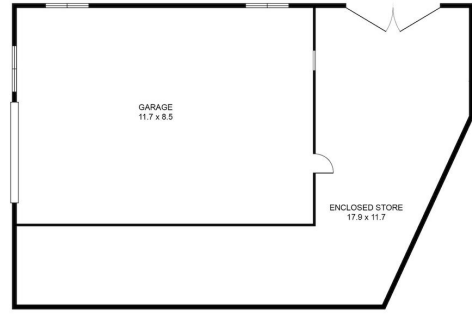
87 - 89 River Street, BALLINA NSW 2478

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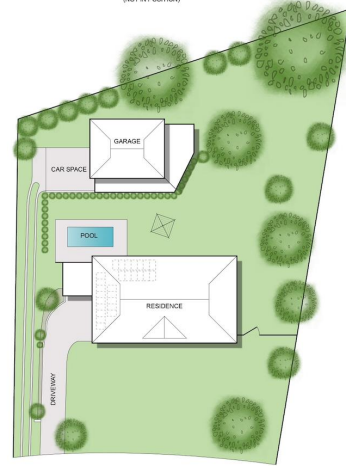
GROUND FLOOR : 234m²



GARAGE : 203m²
(NOT INCLUDING)



LOWER GROUND FLOOR : 72m²



SUMMERHILL CRESCENT
SITE PLAN

40 Summerhill Crescent, 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: 041 597 9554 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE -	260m ²
EXTERNAL FLOOR SPACE -	225m ²
GARAGE -	249m ²

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