






44a Presentation Crescent, Cumbalum

## Modern Family Living in Sought-After Ballina Heights Estate

Discover the perfect blend of space, comfort, and convenience with this modern four-bedroom plus study family home, ideally positioned in the popular Ballina Heights Estate.

The open-plan living and dining zones flow seamlessly into the spacious, light-filled kitchen-an inviting hub for everyday meals and entertaining, designed for comfort and practical family living, the home has ducted air-conditioning and offers multiple living areas, giving everyone room to relax and unwind. The generous master bedroom features a walk-in robe and private ensuite, while the remaining bedrooms are well-sized and perfectly suited for family or guests.

Outdoors, the low-maintenance fenced yard provides a safe space for children and pets, while solar panels help keep running costs down. Set within a peaceful, family-friendly neighbourhood, this residence promises a relaxed lifestyle only 10 minutes from Ballina's CBD and stunning local beaches.

4  2  2 

**FOR SALE**  
Contact Agent

### AGENTS

Luke Shay  
0416 275 607  
luke.shay@ljhooker.com.au

### AGENCY

LJ Hooker Ballina  
(02) 6686 2711

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.

 **LJ Hooker**

## MORE DETAILS

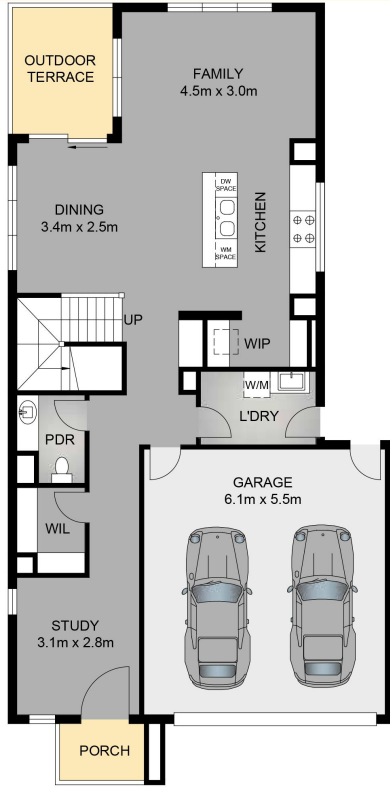
Property ID 1YFWF5A  
Property Type House  
Including Ducted Cooling  
Ducted Heating  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels

**Luke Shay 0416 275 607**  
Salesperson | [luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

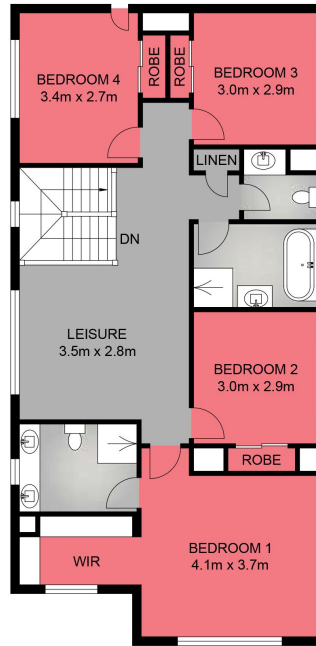
**LJ Hooker Ballina (02) 6686 2711**  
87 - 89 River Street, BALLINA NSW 2478  
[ballina.ljhooker.com.au](http://ballina.ljhooker.com.au) | [ballina@ljhooker.com.au](mailto:ballina@ljhooker.com.au)



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GROUND FLOOR



FIRST FLOOR

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INT : 186.98m<sup>2</sup>  
EXT : 10.81m<sup>2</sup>  
GARAGE : 36.30m<sup>2</sup>



## 44A Presentation Crescent, Cumbalum

