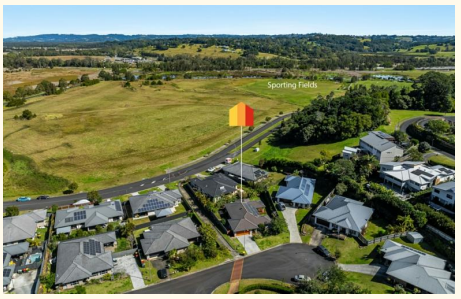

7 Kirby Place, Cumbalum

Modern Family Living

Set in a peaceful cul-de-sac within the sought-after Ballina Heights Estate, this beautifully presented family home offers the perfect blend of functionality and lifestyle.

Boasting separate living areas, stylish kitchen and bathrooms plus a covered timber deck overlooking your level, fully fenced backyard. Perfect for kids and pets, it's ideal for outdoor entertaining! This home ticks all the boxes for families who love space and comfort.

This home stands out from standard builds, showcasing premium upgrades like feature tiling and a striking timber panel accent in the entryway.

Ballina Heights Estate offers a fantastic community lifestyle with parks, cycleways, sporting fields and a future shopping centre all nearby. While also being just minutes to Ballina's CBD, beautiful beaches and the airport.

Property Features:

- Master bedroom with ensuite and walk-in robe
- Open plan living area plus separate media room
- Modern kitchen with quality appliances including new gas cooktop and electric oven

4 2 2

FOR SALE
$1,150,000

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

- Covered timber deck for all-weather outdoor entertaining
- Fully fenced, level backyard
- Air conditioning
- 6kW solar system
- Quiet cul-de-sac location in a family-friendly estate

Don't miss this opportunity to secure a stylish, low-maintenance home in one of the Northern Rivers' most desirable estates!

Call Luke today to arrange an inspection

MORE DETAILS

Property ID	1Y9DF5A
Property Type	House
Land Area	724 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Grey Water System

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

LJ Hooker Ballina (02) 6686 2711
87 - 89 River Street, BALLINA NSW 2478
ballina.ljhooker.com.au | ballina@ljhooker.com.au

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.

INT : 156.0m²
EXT : 21.2m²
GARAGE : 37.8m²

Scale in meters, indicative only. Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries © visionmedia.vision 2025.

7 Kirby Place, Cumbalum

LJ Hooker

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