







6B Ryan Street, Cumbalum

Modern Family Home with Great Yard and Side Access

This beautifully presented modern family home in Ballina Heights has been thoughtfully designed for relaxed living and entertaining, where you can enjoy comfort, space and effortless family living in a peaceful neighbourhood. The home sits on a generous level corner lot, that is fully fenced, provides handy side access and is a great space for the children to run around.

Property Features:

- Generous master bedroom with walk-in robe and private ensuite
- Spacious, light-filled kitchen flowing seamlessly into open-plan living and dining
- Air-conditioning for year-round comfort
- Fully fenced north-facing yard with convenient side access
- Secure outdoor space ideal for children and pets
- Solar panels to help reduce ongoing energy costs
- Peaceful, family-friendly neighbourhood
- Approximately 10 minutes to Ballina CBD and beautiful local beaches

Whether you're looking for your next family home or a place to enjoy the relaxed Ballina lifestyle, this property offers the perfect combination of modern comfort, practical living and outdoor space.

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.

4 2 2

FOR SALE
$1,000,000 - $1,100,000

VIEW
Sat 21st Nov @ 11:15AM - 11:35AM

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

AGENCY
LJ Hooker Ballina
(02) 6686 2711

LJ Hooker

Contact us today to arrange your inspection.

MORE DETAILS

Property ID	1Z4WF5A
Property Type	Townhouse
Including	Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels

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

LJ Hooker Ballina (02) 6686 2711
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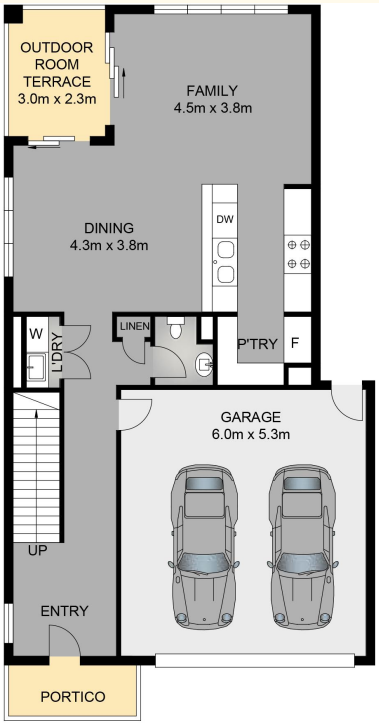




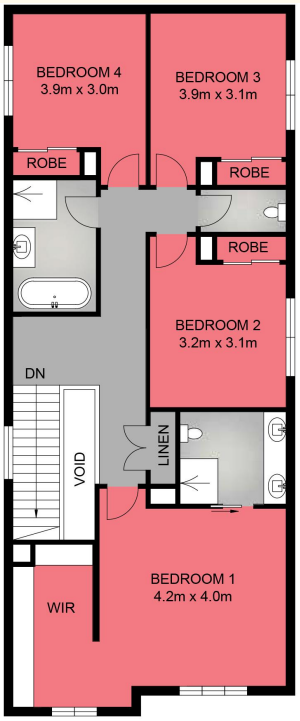




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GROUND FLOOR



FIRST FLOOR

Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable.
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INT : 161.5m²
EXT : 10.60m²
GARAGE : 33.2m²

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