

## Patchs Beach, 3 Patchs Beach Lane

Generous home in a quiet beachside enclave

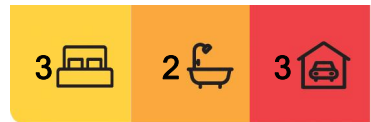
Located in a quiet beachside enclave, this beautifully renovated home offers contemporary living and coastal charm.

The functional layout provides a generous living area opening out to a private east facing alfresco area overlooking a native garden. The kitchen offers ample storage, stone bench tops and is equipped with quality appliances.

Accommodation comprises of three generous bedrooms equipped with built in robes, and the master equipped with a tasteful ensuite, walk in robe and air conditioning.

Additional features include:

- \*Double lockup garage and additional single lockup garage.
- \*Large backyard with rear lane access, and established gardens and plants.
- \*Stroll to the popular Patch's Beach.



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
**Travers Golding**  
0481 257 710  
travers.golding@ljhooker.com.au



**LJ Hooker Ballina**  
**(02) 6686 2711**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	1X6NF5A
<b>Property Type</b>	House
<b>Land Area</b>	796.7 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

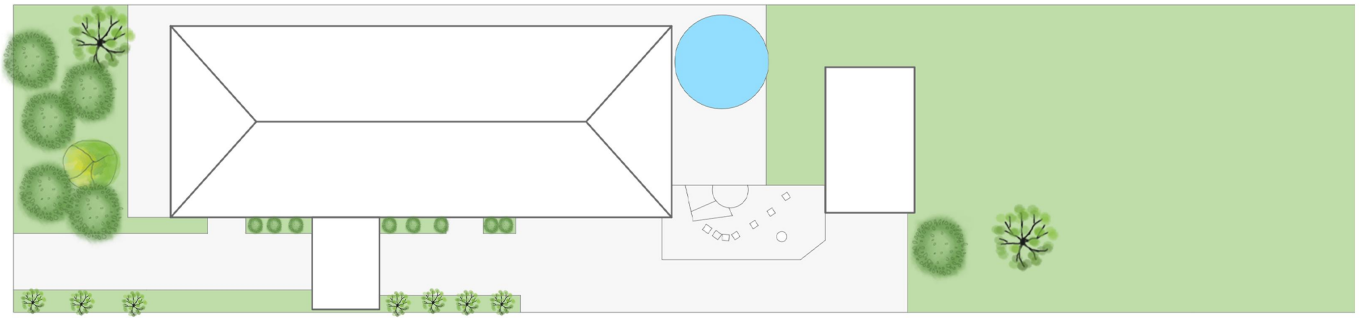
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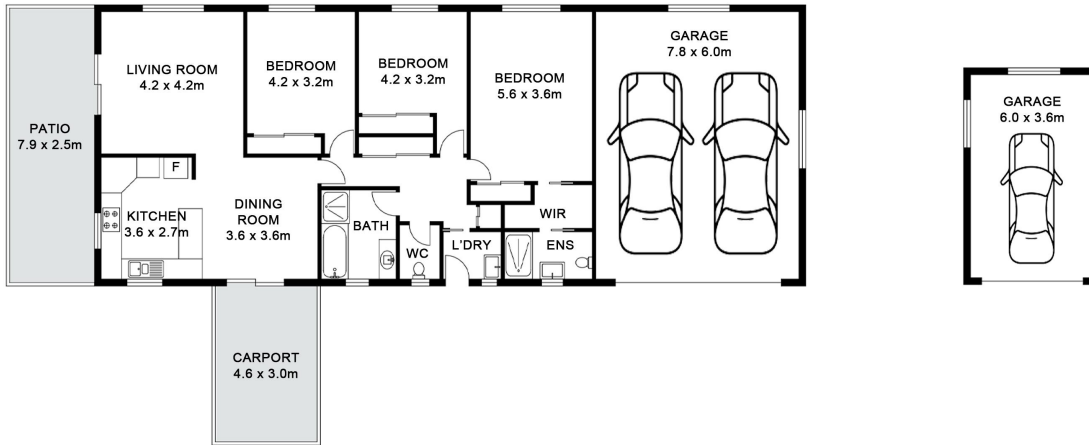


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SITE PLAN  
(NOT TO SCALE)



3 Patches Beach Lane, Patches Beach

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 / 0413979264 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 109m <sup>2</sup>
EXTERNAL FLOOR SPACE - 34m <sup>2</sup>
GARAGE - 68m <sup>2</sup>



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