



34 Aureus Boulevard, Skennars Head

## Your Beachside Paradise Awaits!

Here's your golden opportunity to secure a brand new Strata home in the highly sought-after Aureus Village, right next to Sharpes Beach!

Designed for the modern lifestyle, this property boasts open-plan living, spacious bedrooms, and stylish bathrooms, offering the perfect blend of comfort and functionality.

Situated just a stone's throw away from Ballina Shire's main patrolled beach, Aureus Village also offers easy access to expansive coastal park areas and a schooling precinct with day care, primary, and high school options, ensuring convenience for families.

The best part? This property is brand spanking new! Pick up the keys, move in, and start enjoying all the benefits of our beautiful coastal area right away.

Don't miss out on this incredible opportunity to live the beachside lifestyle you've always dreamed of. Contact us now to make this stunning Strata home yours today - Kent Shay 0438 670 68 or Luke Shay 0416 275 607.

3 2 2

**FOR SALE**  
\$1,325,000

### AGENTS

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

Shae Reuss  
0449022660  
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### 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 1X9PF5A  
Property Type Townhouse

**Luke Shay 0416 275 607**

Salesperson | [luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

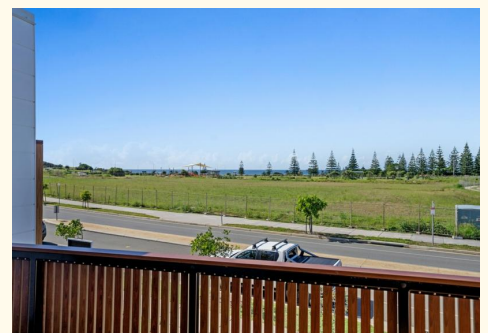
**Shae Reuss 0449022660**

Sales Consultant | [shae.reuss@ljhooker.com.au](mailto:shae.reuss@ljhooker.com.au)

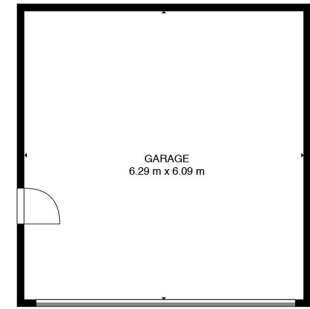
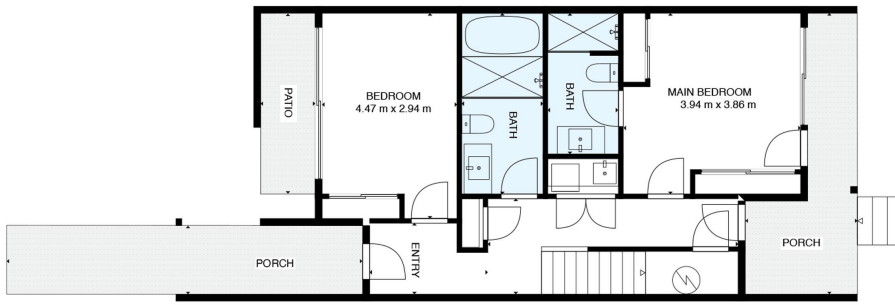
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APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 122m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 44m <sup>2</sup>
GARAGE	- 38m <sup>2</sup>

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