






36 Westland Drive, West Ballina

## Spacious Family Retreat with Style and Versatility

This beautifully presented four-bedroom family home with double lock-up garage, offers an exceptional lifestyle for growing families. Light-filled and generously proportioned throughout, the home features three large living areas that provide flexibility for entertaining, relaxing, or creating dedicated zones for kids and adults alike.

The central hub of the home is the open-plan kitchen, living, and dining area, which seamlessly connects to a lovely alfresco space, perfect for year-round entertaining and outdoor enjoyment. Timber feature accents in the bathrooms and laundry add warmth and a touch of natural charm, complementing the home's bright and airy feel.

Each bedroom is spacious and well-appointed, while the additional study provides an ideal work-from-home setup or the potential for a fourth bedroom. With its thoughtful layout, natural light throughout, and blend of style and comfort, this home is perfectly suited for families who value space, functionality, and modern living. The double lock-up garage provides secure parking and additional storage, completing the picture of a home that has it all.

4  2  2 

**FOR SALE**  
\$1,150,000

### AGENTS

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### AGENCY

LJ Hooker Ballina  
(02) 6686 2711

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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 1YBDF5A  
Property Type House  
House Size 683 m2  
Including Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

**Shae Reuss 0449022660**

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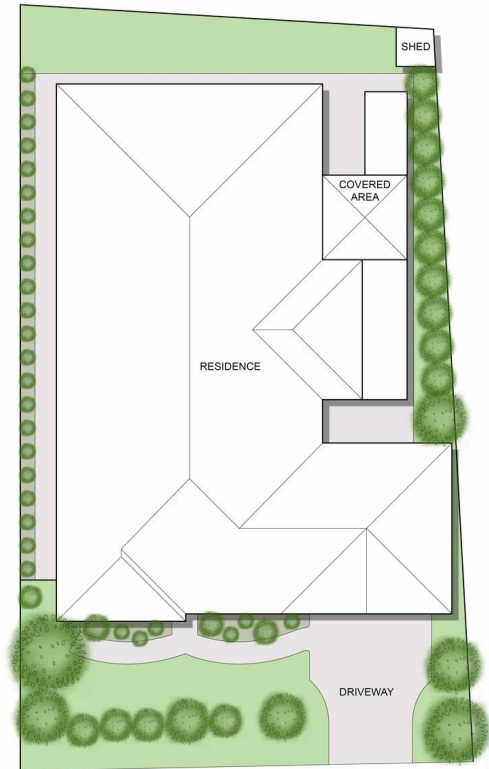
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RESIDENCE : 292m<sup>2</sup>



WESTLAND DRIVE  
SITE PLAN

APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 258m <sup>2</sup>
EXTERNAL FLOOR SPACE - 75m <sup>2</sup>
GARAGE - 34m <sup>2</sup>

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