



5 Cunningham Street, West Ballina

## An Ideal First Home Opportunity

Auction Location: Lennox Head Cultural Centre

This solid brick home offers comfortable living with practical features throughout. Boasting three generous bedrooms and a central bathroom, it's ideal for families, first-home buyers, or investors alike. Plantation shutters add a stylish touch, split system air conditioning in the living area and solar panels with battery help keep energy costs down.

A double lock-up garage with convenient drive-through access opens to a large backyard, providing plenty of space for entertaining, kids, pets, or future improvements. With a functional layout and great outdoor space, this property delivers easy living with plenty of potential.

- This property was not affected by the 2022 floods

3  1  2 

### FOR SALE

Auction Guide \$750,000 - \$800,000

### AGENTS

Shae Reuss  
0449022660  
shae.reuss@ljhooker.com.au

Michael Shay  
0427 862 711  
mshay.admiral@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.



## MORE DETAILS

Property ID 1YK5F5A  
Property Type House  
Land Area 660 m2  
Including Air Conditioning  
Toilets (1)  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

### Shae Reuss 0449022660

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

### Michael Shay 0427 862 711

Licensee | [mshay.admiral@ljhooker.com.au](mailto:mshay.admiral@ljhooker.com.au)

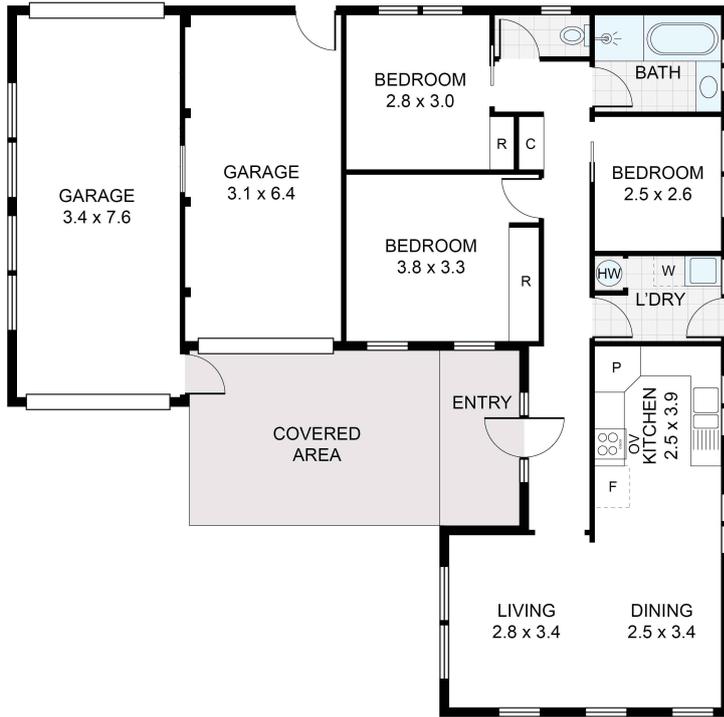
### LJ Hooker Ballina (02) 6686 2711

87 - 89 River Street, BALLINA NSW 2478

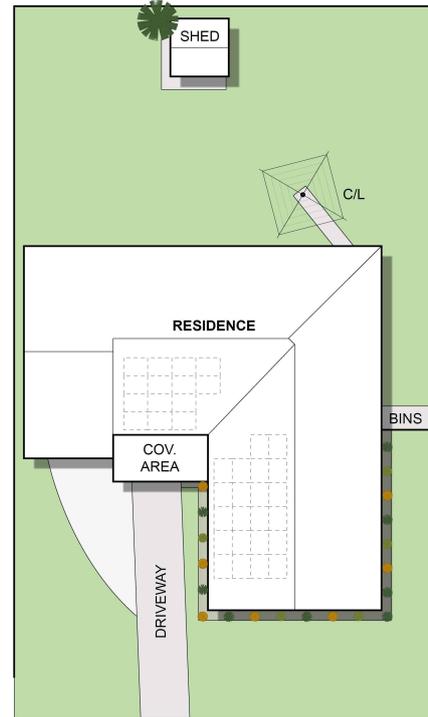
[ballina.ljhooker.com.au](http://ballina.ljhooker.com.au) | [ballina@ljhooker.com.au](mailto:ballina@ljhooker.com.au)



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.



RESIDENCE : 132m<sup>2</sup>



CUNNINGHAM STREET  
SITE PLAN

## 5 Cunningham Street, West Ballina

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: (04) 1307 9554 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 87m <sup>2</sup>
EXTERNAL FLOOR SPACE - 24m <sup>2</sup>
GARAGE - 45m <sup>2</sup>

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.

