






66 Dolphin Drive, West Ballina

## Luxury Waterfront Living with Every Dream Feature

Discover unparalleled luxury in this architecturally designed waterfront haven featuring 4 bedrooms plus study home. Bathed in natural light throughout the day, this remarkable residence offers the ultimate in refined living with direct water access and breathtaking views.

Step into this exceptional home where architectural brilliance is evident in every detail. The residence features premium travertine flooring, a stunning New Guinea Rosewood staircase and modern home lift provide elegant and convenient access between the two levels, a blend of sophisticated design and practical functionality that defines this remarkable property.

The heart of this home is undoubtedly the designer gourmet kitchen with butler's pantry, thoughtfully positioned to maximize the spectacular water views. Premium appliances and sleek finishes create a space that is as functional as it is beautiful. The indoor living spaces extend effortlessly to two undercover outdoor entertainment areas, perfect for year-round alfresco dining and relaxation regardless of weather conditions. An expansive outdoor deck completes the entertainment options, providing an ideal setting for hosting guests while enjoying the waterfront panorama that stretches before you.

4  3  4 

**FOR SALE**  
\$2,400,000 - \$2,500,000

### AGENTS

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Luke Shay  
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### AGENCY

LJ Hooker Ballina  
(02) 6686 2711

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Retreat to the master suite where tranquility awaits, complete with a private ensuite bathroom and captivating water views that greet you each morning. Throughout the home, three beautifully appointed bathrooms showcase designer fixtures and premium finishes that reflect the property's commitment to luxury. The addition of a convenient upstairs kitchenette offers wonderful flexibility for multi-generational living or guest privacy when entertaining overnight visitors.

Water enthusiasts will appreciate the private boat ramp with electric winch providing direct access to the waterway, making spontaneous boating adventures effortless. The large pontoon with additional winch and a sink accommodates substantial watercraft, ensuring your marine vessels have a secure home. Back on land, the generously sized four-car garage offers abundant space for vehicles plus additional storage, ensuring every aspect of your lifestyle is catered for with uncompromising attention to detail.

With its premium waterside position, superior construction, and thoughtful design elements, this distinctive property delivers a prestigious lifestyle that must be experienced to be fully appreciated.

Contact us today to arrange your private inspection of this extraordinary waterfront residence.

## MORE DETAILS

Property ID	1Y2MF5A
Property Type	House
Land Area	713.6 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

### Michael Shay 0427 862 711

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### Luke Shay 0416 275 607

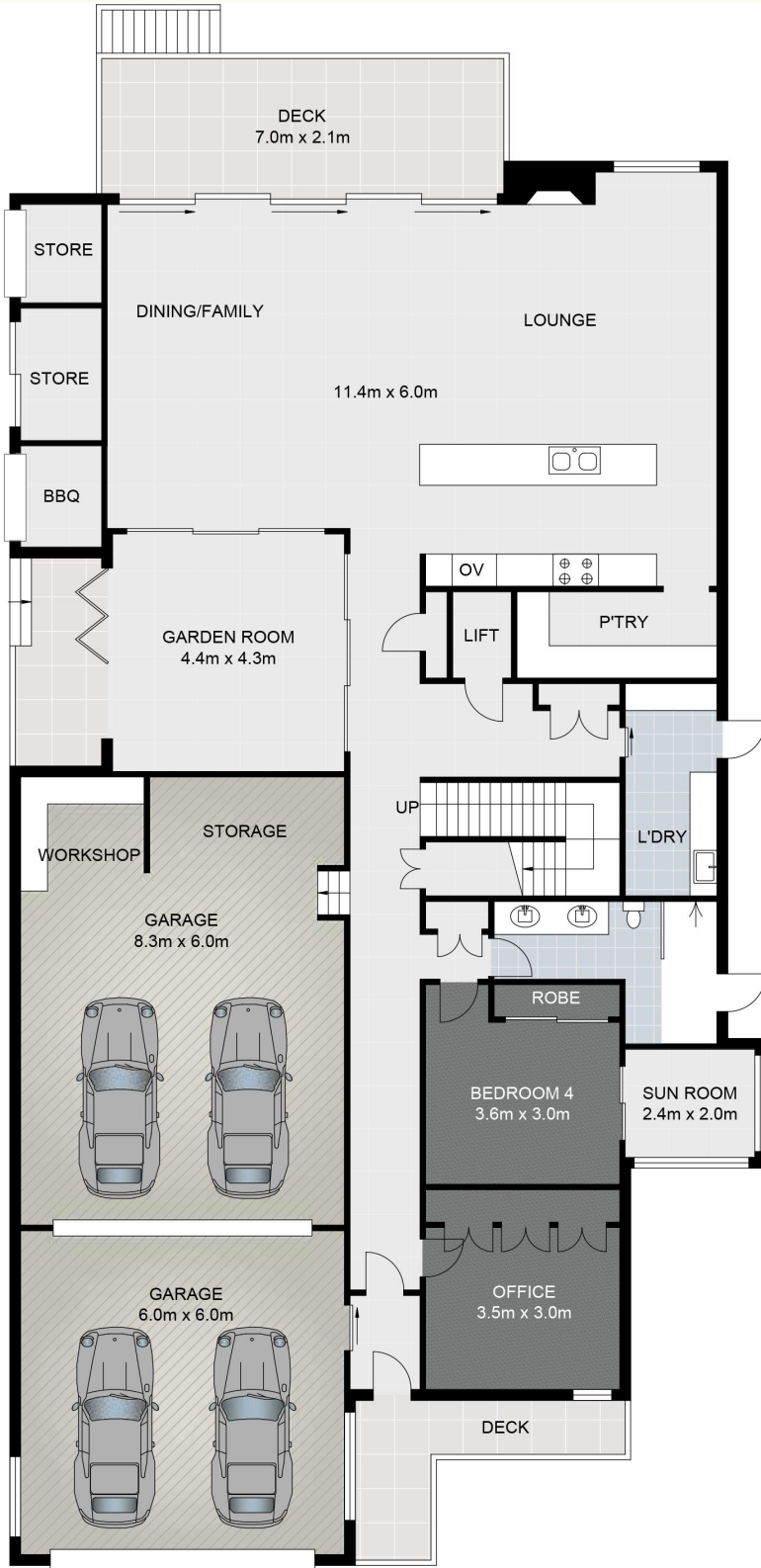
Salesperson | [luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

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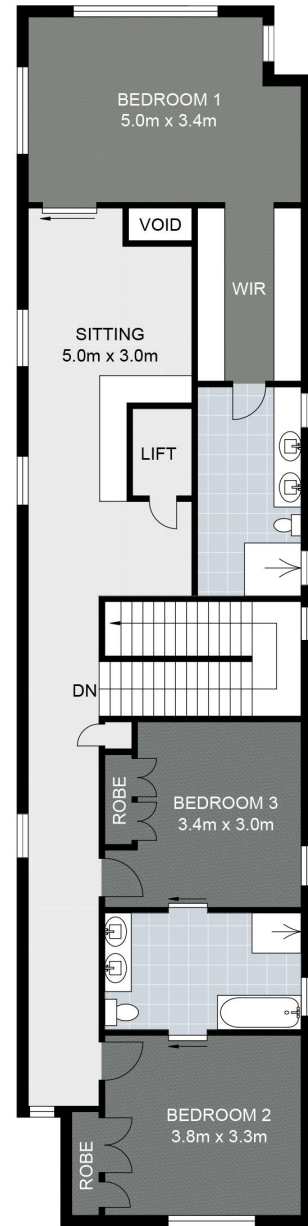
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LOWER LEVEL



UPPER LEVEL

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INT : 309.3m<sup>2</sup>  
EXT : 32.5m<sup>2</sup>  
GARAGE : 36.0m<sup>2</sup>  
WORKSHOP / STORAGE : 49.8m<sup>2</sup>

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