



Wollongbar, 1/46 Avalon Avenue

Modern home with rural vistas

Set in a quiet, elevated position with peaceful rural vistas, this modern home offers relaxed and easy living in a family-friendly neighbourhood. Designed across a practical split level, the home features a light-filled open plan layout that flows seamlessly from the living and dining area to a covered outdoor deck-ideal for entertaining or enjoying the tranquil outlook.

The kitchen is stylish and functional, with quality appliances, good storage, and a large island bench that connects beautifully with the rest of the living space. Neutral tones, tiled floors, and a soft colour palette throughout give the home a fresh and contemporary feel.

There are three generous bedrooms, including a main suite with a walk-in robe and ensuite. The two other bedrooms are equipped with built in robes and serviced by a central bathroom. The home is equipped with air conditioning and ceiling fans to ensure comfort year-round.



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.



For Sale
\$770,000 - \$820,000

View
By Appointment

Contact
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0481 257 710
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LJ Hooker Ballina
(02) 6686 2711

A double garage with internal access adds convenience, while the fully fenced backyard offers a safe and secure area for kids or pets to play.

This is a great opportunity to secure a quality home in a peaceful setting, with modern interiors and a layout perfectly suited to today's lifestyle.

More About this Property

Property ID	1Y4MF5A
Property Type	DuplexSemi-detached
Land Area	307 m2
Including	Ensuite Toilets (2) Fully Fenced

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RESIDENCE: 141m²



SITE PLAN

2/46 Avalon Avenue, Wollongbar

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 / 0413070054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 106m ²
EXTERNAL FLOOR SPACE - 17m ²
GARAGE - 35m ²