



**Fantastic first home or investment opportunity**



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## 1/3 O'Byrne Place, Cumbalum

**Sold for \$758,000 (May 30, 2024)**

Welcome to the essence of modern living in this newly completed 4-bedroom duplex. Located in a desirable family-friendly estate, this property offers a range of impressive features for a stylish and functional lifestyle while being within close proximity to major amenities that this region has to offer.

Inside, you'll find an inviting open-plan living and dining area that effortlessly flows to the outdoor entertaining space, perfect for entertaining. The well-equipped kitchen features quality appliances, Caesarstone benches, and ample storage. Four spacious bedrooms include a master with a built-in wardrobe and ensuite. Also with a modern main bathroom with a soaker tub ideal for a growing family.

The backyard is designed for easy maintenance, allowing you to personalize it to your liking.

Situated close to parks, schools, beaches, and Ballina's CBD, this duplex is also within walking distance of new local shops, currently under construction making it an ideal location for those who appreciate the balance of convenience and coastal living.

Contact us today to view this exceptional opportunity and make it your own.

- Newly completed 4-bedroom duplex in desirable family-friendly estate

**Property ID:** L27712833

**Property Type:** DuplexSemi-detached

**Garages:** 1

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- Open plan living and dining area flows effortlessly out to the outdoor entertaining area
- Entertainers kitchen with quality appliances, Caesarstone benches and ample storage
- Easy maintenance backyard that is ideal for personalization for the next buyer
- Four large bedrooms/master with built-in wardrobe and well-appointed ensuite
- Modern main bathroom with soaker tub / low maintenance flooring throughout
- Ducted reverse cycle air-conditioning / lock up garage / fully fenced
- Close to parks, public transport, schools, pristine local beaches and Ballina's CBD
- Within walking distance of the new local shops that are currently under construction

Virtual Furniture Used

