



11 Kite Avenue, Ballina

For Sale - Contact Aiden

Situated in a highly desirable and family-friendly location, this beautifully presented home offers the perfect blend of comfort, style, and practicality. Featuring an open-plan living and dining area with timber-look flooring throughout, the home exudes a warm and inviting atmosphere from the moment you step inside.

The entertainer’s kitchen is complete with Caesarstone benchtops, a gas cooktop, and ample storage, seamlessly connecting to the main living spaces. These areas flow effortlessly to a covered alfresco zone with an insulated roofline, ideal for year-round outdoor dining and entertaining.

Accommodation includes a generous master suite with a walk-in wardrobe and chic ensuite, while three additional bedrooms, each with built-in wardrobes and ceiling fans, provide comfort for family or guests. The thoughtfully designed main bathroom with a separate W/C adds to the functionality.

Outdoors, expansive level lawns and established gardens create a private and family-friendly setting, perfect for children and pets. Easy side access makes it convenient for storing a caravan or boat, leading through to a substantial rear shed/workshop.

With Ballina Fair Shopping Centre and local shops just a flat, easy walk away, this home is as



Property ID:	L33288739
Property Type:	House
Building / Floor Area:	166
Garages:	2
Land Area:	583.9 sqm

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convenient as it is appealing. This property is within a short drive to the Ballina CBD, Ballina/Byron Gateway Airport, and the pristine beaches for which this area is renowned.

- Open plan, living and dining with timber look flooring throughout
- Entertainers' kitchen with Caesarstone bench top, gas, cooktop, and ample storage
- Living areas flow seamlessly to a covered alfresco space with an insulated roofline
- Large master bedroom with a walk-in wardrobe and a chic ensuite
- Three additional bedrooms with built-in wardrobes and ceiling fans
- Thoughtfully designed main bathroom with a separate W/C
- Easy side access for caravan and boat leads to a large rear shed/workshop
- Large level lawns surrounded by established gardens
- 5 kW of solar / NBN installed / Ducted reverse cycle air conditioning
- Large internal laundry with ample storage / Double lock-up garage
- Situated in a highly desirable, family-friendly location
- Flat, easy walk to shops, Ballina Fair shopping centre
- Within close proximity to Ballina CBD, Ballina/Byron Gateway Airport, and the pristine beaches