

## Luxurious Family Entertainer in Premier Beachside Location



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### 4 Angels Court, East Ballina

#### Database exclusive - Contact Aiden

Positioned in one of East Ballina's most prized pockets, this beautifully presented five-bedroom residence is the ultimate family entertainer. Nestled in a peaceful cul-de-sac and just moments from the pristine shores of Angels Beach, the home offers exceptional convenience to the beaches, shops, and cafés of East Ballina, as well as nearby Lennox Head.

Set on a generous 956m<sup>2</sup> block, the home enjoys striking street appeal and is framed by manicured gardens and expansive level lawns and a sparkling magnesium heated pool. This newly renovated home offers endless possibilities for families and entertainers alike.

Upon entry, a grand staircase sets the tone for the home's spacious layout. The lower level features a flexible fifth bedroom or home office, a large formal lounge and dining space, and a designer kitchen with premium appliances, Caesarstone benchtops, and a walk-in pantry. The kitchen flows seamlessly into a spacious family area with raked ceilings, opening out to an enclosed alfresco entertaining zone complete with outdoor kitchen and deck.

Upstairs, you'll find four generous bedrooms, including a luxurious master suite with a newly renovated ensuite and ample storage. A stylishly updated main bathroom and additional storage complete the upper level.

This property is also packed with practical extras, including a double lock-up garage and a

**Property ID:** L33469293

**Property Type:** House

**Garages:** 4

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rear garage/workshop that provides the ideal space for hobbyists, extra storage, or a home business setup.

Located just minutes from Ballina's town centre, schools, supermarkets, shopping centres and the airport, this exceptional home offers lifestyle, space and convenience in equal measure.

- Situated in a quiet cul-de-sac just a moment's walk to the pristine Angels Beach
- Large 956m<sup>2</sup> block surrounded by multiple outdoor entertaining zones and manicured gardens
- Sparkling magnesium heated pool with mounted shades ideal for all-year enjoyment
- Generous formal living and dining areas that give families flexibility to entertain all year round
- Designer kitchen with top-quality appliances, Caesarstone benchtops and walk-in pantry
- Second family area with raked ceilings and air-conditioning for year-round comfort
- Enclosed alfresco area with vaulted ceilings ideal for all-year entertaining
- Covered side entertaining area that flows effortlessly from the kitchen and dining area
- Sumptuous master bedroom with a luxurious renovated ensuite and ample storage
- Three generous upstairs additional bedrooms, all with built-in wardrobes
- Downstairs guest bedroom that could be used as a work-from-home space
- Chic renovated main bathroom / an abundance of storage throughout / ducted air-conditioning
- Side access to a large rear workshop & garage that would be ideal for a home business or storage
- Double lock-up garage / 6 KW Solar system / renovated internal laundry with easy outdoor access
- Just a short drive to Ballina CBD, shops and cafés, as well as nearby Lennox Head village
- Moments' walk from the pristine shores of Angels Beach, where you can embrace beachside living