



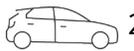
Ideal Family Entertainer



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41 Leach Crescent, West Ballina

For Sale - Contact Agent

Thoughtfully designed for effortless family living, this contemporary residence blends modern comfort with an easy-care lifestyle. Privately positioned in one of West Ballina's most peaceful pockets, the home sits on a raised block and is ideal for young families, downsizers and investors alike.

From the moment you step inside, the generous open-plan living and dining areas create a welcoming sense of space. These light-filled interiors flow seamlessly to the generous covered alfresco, making entertaining easy all year round.

Outdoors, a sparkling heated magnesium pool provides the perfect place to cool off on warm summer days, while the surrounding entertaining areas offer an inviting setting for family gatherings and relaxed weekends at home.

The well-appointed kitchen sits at the heart of the home, complete with stone benchtops, quality appliances and a walk-in pantry, ideal for both everyday living and hosting guests. A second living area offers valuable separation, perfect for larger families or those seeking additional flexibility or a media room.

The spacious master retreat features a walk-in wardrobe and stylish ensuite, while three additional bedrooms include built-in wardrobes and ceiling fans, ensuring comfort for the

Property ID:	L39441549
Property Type:	House
Garages:	2
Land Area:	607.2 sqm

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whole family.

Perfectly positioned just moments from West Ballina Shopping Centre, West Tower Tavern, within walking distance to Emmanuel College, public transport and the Richmond River, this home delivers exceptional convenience without compromising on lifestyle.

Whether you're seeking a permanent residence, coastal retreat or smart investment, this impressive home presents the ideal balance of comfort, convenience and relaxed coastal living.

- Large family entertainer located within close proximity to major amenities
- Situated on a raised block in West Ballina, only moments from the Richmond River
- Open plan living and dining spaces flow effortlessly out to the covered alfresco
- Sparkling Heated magnesium pool ideal for cooling off on hot summer days
- Entertainers' kitchen with stone benchtops, quality appliances and a walk-in pantry
- Generous second living area ideal for large families needing space for separation
- Large master bedroom with a walk-in wardrobe and a stylish ensuite
- Three additional bedrooms with built-in wardrobes and ceiling fans
- Ducted reverse-cycle air-conditioning / Double lock-up garage with automatic door
- Garden shed for extra storage / Internal laundry / Fronius 6.6kw inverter solar system
- This property was flood-free in the 2022 floods / Council rates \$748 PQ Approx.