



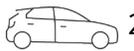
Low Maintenance Flood Free Riverside Location



4



2



2

3/75 Burns Point Ferry Road, West Ballina

For Sale Guide - \$920,000 to \$990,000

Thoughtfully designed for effortless, low-maintenance living, this contemporary residence blends modern comfort with a tranquil riverside lifestyle. Tucked away in one of West Ballina's most peaceful pockets, the home enjoys a prime position within an exclusive boutique complex of just three residences.

Step inside and immediately appreciate the light-filled interiors and seamless open-plan layout. The spacious living and dining areas flow effortlessly to a covered alfresco space, complete with a retractable shade screen, creating the perfect setting for year-round entertaining or relaxed afternoons with family and friends.

At the heart of the home, the stylish kitchen showcases quality Smeg appliances, stone benchtops and a generous breakfast bar, ideal for casual meals or hosting guests with ease.

Offering four well-proportioned bedrooms, the home provides flexibility for families, downsizers or investors alike. The impressive master suite opens directly onto a private balcony where you can unwind while enjoying peaceful water views. Complete with a chic ensuite, walk-in wardrobe and air conditioning. The three additional bedrooms are equipped with built-in wardrobes and ceiling fans. The main bathroom is equally well-appointed, featuring modern finishes and a luxurious feel.

Property ID: L39474607

Property Type: House

Garages: 2

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Perfectly positioned just moments from West Ballina Shopping Centre, West Tower Tavern and public transport, this residence delivers convenience without compromising lifestyle. Enjoy evening strolls along the water and soak in the stunning sunsets that make this riverside location so special.

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

- Modern four-bedroom residence in a stylish complex of just three
- Perfect for low-maintenance living close to the river and nature
- Light-filled open-plan living and dining area with easy outdoor connection
- Quality kitchen with Smeg appliances, stone benchtops, and breakfast bar
- Covered alfresco area with retractable shade screen for year-round use
- Main bedroom with a chic ensuite, walk-in wardrobe and balcony with water view
- Well-appointed main bathroom, premium finishes, and separate W/C
- Upstairs study or additional space for kids to play
- Air conditioning, internal laundry and downstairs powder room
- Double lock-up garage with additional storage space
- The complex has shared access to a pontoon for days on the water
- Walk to riverside parks, enjoy fishing, kayaking, and stunning sunsets
- Minutes to West Ballina Shopping Centre, Tavern, and local amenities
- This is a flood-free complex
- Council rates approximately \$681PQ / Strata rates \$1,016.00 PQ