

1/31-33 Minley Crescent, East Ballina, NSW 2478



Sold House

Monday, 11 September 2023

1/31-33 Minley Crescent, East Ballina, NSW 2478

Bedrooms: 4

Bathrooms: 2

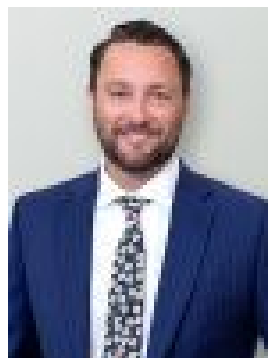
Parkings: 2

Area: 504 m2

Type: House



Yonika Davis
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Braden Walters

\$1,385,000

Embracing a perfect position within the sought-after Angels Beach North estate, this stylish corner duplex presents a captivating blend of coastal charm and modern convenience, offering a desirable seaside lifestyle. At the heart of the home, the open plan living, dining, and kitchen areas feature elegant bamboo floors, which radiate a welcoming ambience. Meanwhile, soaring ceilings give a sense of spaciousness, while extensive use of glass windows and doors infuse the space with natural light and create a seamless indoor-outdoor flow. Constructed by one of Ballina's leading builders, the home includes a ground floor master bedroom with an ensuite and private deck. A second bedroom or media room is also on the ground floor with an adjoining powder room and park view. Upstairs there are two additional bedrooms, and a bathroom with luxurious bath, ideal for guests. The first floor features a double height void and light-filled mezzanine area, which could be used as a second living area or study. Surrounded by beautiful beaches, including nearby Angels Beach, Flat Rock and Sharpes Beach, endless coastal walks and swimming options await. There are also bicycle trails to enjoy and easy access to nearby Lennox Head village, the scenic hinterland, and Byron Bay. Then, when it's time to head home, relax in your peaceful retreat and enjoy the generous covered patio, perfect for summer barbecues and afternoon drinks, capping off another day spent in paradise.

Architect-designed and master built duplex within popular Angels Beach North estate
Established low maintenance sub-tropical gardens
Four bedrooms; two downstairs and two upstairs with a double-height void and mezzanine
Full bathroom plus an ensuite and powder room
Open plan living and dining areas with excellent indoor-outdoor flow
Stylish bamboo floors, soaring ceilings, extensive glass windows and doors
Modern kitchen with large island bench, and walk-in pantry
Ample space for two cars in a secure, lock-up garage
Approved for a lap pool, providing the opportunity to enhance your private oasis
Ideal lock-up-and-go property for those who love to travel
Park opposite, adding to the peaceful ambience and sense of space
10-minute drive to Lennox Head, Ballina town centre and Ballina/Byron airport
5-minutes to Shelly Beach cafes and future Aureus village centre