

1/42-58 Ballina Street, Pottsville, NSW 2489

Townhouse For Sale

Wednesday, 15 May 2024

1/42-58 Ballina Street, Pottsville, NSW 2489

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Townhouse



Shannon & Katie Kofoed

SELLING | OFFERS WELCOME

THE LIFESTYLE This extremely unique 4-bedroom townhome offers a convenient, low maintenance lifestyle and is an excellent opportunity to secure an entry level family home on the Tweed Coast. With a, this tastefully appointed home is situated in the northern pocket of the 'Breezes' secure complex, overlooking farmland. With a multitude of play parks and sporting fields within a short walk, the estate is an exceptionally family friendly community.

THE LAYOUT As the only four bedroom townhouse in the Breezes complex, and perhaps the whole of Pottsville, this delightful home offers a practical and versatile layout, set out over two levels. The lower-level features a free flowing open plan from the kitchen to the living areas, with glass sliders leading to the immaculately presented outdoor undercover entertaining courtyard. The kitchen includes ample storage space, with a large island bench / breakfast bar with integrated sink, sitting opposite the oven and cooktop. Tucked behind the living area is a large, carpeted bedroom with an air conditioner and it's own outside access and built in storage and is accompanied by a powder room and laundry. For those looking to live on a single level, some clever tweaking could merge the two areas to create a large downstairs bathroom, ensuring both practicality and convenience. Upstairs, there are three more generously proportioned bedrooms, with private outlooks, a fully renovated main family bathroom & an ensuite + walk in robe complimenting the master. Completing the home is a double remote garage with under-stair storage, walk through side access gate and a fenced backyard patio area which provides direct and convenient access to Ballina Street, ensuring that guests have somewhere to park and the option to avoid entering the complex if you're just ducking home.

Further inclusions: Carpeted bedrooms, air conditioned living, ceiling fans, fully screened throughout & a side access gate.

THE LOCATION Located within a resort style complex, 'Breezes' with it's immaculately maintained grounds and internal footpaths which lead to the central lagoon style pool and a covered 'lanai area,' perfect for year-round entertaining. The master planned Seabreeze Estate features several Sporting Fields, play parks, a Day Care and a Fitness and swimming Centre. With wide streets and walking paths that run from the estate to the town centre, convenience is a distinguishing factor. The ease of access to both the village for all amenities, public transport at your door and the city centres of Tweed Heads/ Coolangatta to the North and Byron bay to the South, make this a great proposition.

Rental Appraisal: \$800-900pw
Strata Fees: Approx \$70pw
Council Rates: Approx \$60pw