

**10 Westland Place, West Ballina, NSW 2478**



**House For Sale**

Tuesday, 23 January 2024

10 Westland Place, West Ballina, NSW 2478

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 766 m2**

**Type: House**



Shawn Bishop  
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Jamie Marshall  
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**For Sale - Guide \$800,000 - \$880,000**

Exceptionally well-presented throughout, this renovated family home impresses with modernised interiors, a bright and airy layout plus a spacious backyard ideal for families. Amongst its appealing list of features is parking for 4 cars, gated side access and air-conditioning throughout. Move-in ready, it's just a stroll to Emmanuel College or 5 mins to the CBD. Well-maintained 768m<sup>2</sup> block in a peaceful, family-friendly cul-de-sac- Free flowing floorplan showcases light-washed living and dining areas- Spacious lounge room features air-conditioning and charming bay window- Modern galley kitchen offers quality appliances with electric cooktop - Sun-drenched dining area transitions to a large covered entertaining patio- Main bedroom complete with ensuite, walk-in robe, garden view and AC- Two further bedrooms offer built-ins and fans, main bathroom with bathtub- Expansive, fully-fenced gardens with fountain, ample room for a pool STCA- Gated side access, double carport plus double garage, solar system- Stroll to EAC, Bunnings, West Ballina Shopping Centre, short drive to town