

**14/3-13 Sunset Avenue, West Ballina, NSW 2478**



**Sold House**

Sunday, 13 August 2023

14/3-13 Sunset Avenue, West Ballina, NSW 2478

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$760,000**

Situated in a well-maintained quiet complex, this duplex/villa is ideal for those seeking a low maintenance lifestyle and convenient location. Well-presented and impeccably maintained this spacious single level home offers modern fittings and fixtures throughout. The kitchen features quality appliances including a Smeg Pyrolytic oven, dishwasher, and ample storage space. The open plan living and dining zones include vaulted ceilings plus reverse cycle air conditioning for all year-round comfort. Additional features include three large bedrooms with built-in wardrobes, the master bedroom includes modern ensuite and walk-in robe. The main bathroom with separate bathtub and shower plus a separate W/C. A highlight of this property is an expansive alfresco area overlooking a private courtyard, which includes a gazebo with day bed providing a relaxing, serene space. The local shopping centre is just walking distance and offers convenient community services such as medical centre, postal service, chemist, and tavern. Ballina CBD, restaurants and the beautiful beaches are just a moments' drive away. - High vaulted ceilings, fully insulated and reverse cycle air conditioning system - Three generous bedrooms with built-in wardrobes - Large master bedroom with ensuite and walk-in wardrobe - Modern kitchen with quality appliances, including Smeg Pyrolytic oven - Main bathroom includes shower and bathtub plus separate W/C - Low maintenance tiles and stylish plantation shutters throughout - Separate laundry with ample storage - Double lock up garage with internal access and feature atrium - Enclosed courtyard with alfresco dining and private gazebo with relaxing day bed - Secure gated complex with electric gate access - Located walking distance to Quay West Shopping Centre, Bunnings and a short drive to Ballina CBD and beaches. (The home itself was not affected by 2022 flood event)