

**25 Kemp Street, Cumbalum, NSW 2478**



**Sold House**

Sunday, 13 August 2023

25 Kemp Street, Cumbalum, NSW 2478

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1170 m2**

**Type: House**



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**\$950,000**

Commanding an impressive position on a generous 1,170m<sup>2</sup> corner block with sweeping district views, this modern family residence offers a host of contemporary features including ducted air-con throughout and a fabulous pool. Medium density zoning. the large block offers potential for subdivision (STCA), and boasts easy access to Ballina's shops, schools and beautiful beaches.- Enjoy the elevated views from the sunlit living room with easy outdoor flow- Modern kitchen blessed with stone benches, dishwasher, walk-in pantry- Relax with friends in the covered alfresco overlooking the landscaped pool - An ensuite and walk-in robe feature in the spacious master bedroom - Two further carpeted bedrooms both offer mirrored wardrobes- Large family bathroom with bathtub, separate WC, stone-topped vanity- Second lounge area flows to alfresco, plenty of lawn for the kids to enjoy- Double remote garage with internal access, good-sized laundry- Plenty of room for a granny flat/shed or subdivide for a duplex (STCA)- Concept plans available for granny flat design- Why wait to build, ready to go now for new owners- 6 mins to shopping centres, 13 mins to Lennox Head, 24 mins to Byron Bay