

**18 Sunbird Avenue, Ballina, NSW 2478**



**House For Sale**

Tuesday, 2 July 2024

**18 Sunbird Avenue, Ballina, NSW 2478**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



Terry Wallace

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**\$1,350,000 - \$1,375,000**

Welcome to your idyllic retreat in beautiful Ballina, where the gentle sea breeze whispers the promise of a relaxed beachside lifestyle. This exquisite property, nestled in a quiet cul de sac, offers the perfect blend of luxury, comfort, and convenience for discerning retirees or families seeking a serene coastal sanctuary. This property is not just a home; it's a lifestyle oasis designed for those who appreciate the finer things in life and have a passion for outdoor entertaining. From the moment you arrive, the beautifully manicured front garden and inviting facade set the tone for the elegance that lies within. Step inside and be greeted by a warm and welcoming atmosphere, with spacious living areas that flow seamlessly into a gourmet kitchen, equipped with top-of-the-line appliances, butlers pantry and a generous island bench perfect for casual dining or your morning coffee. The home boasts multiple bedrooms, each a sanctuary of peace with plush carpeting and ample natural light. The master suite is a retreat in itself, featuring a luxurious en-suite bathroom with dual vanities and a view that invites relaxation. Step outside to your private oasis, where the sparkling heated pool beckons you for a refreshing dip or leisurely swim. The meticulously landscaped garden offers a peaceful backdrop for morning coffees or sunset cocktails on the deck, with the soft glow of dusk painting the sky. Imagine hosting summer BBQs under the covered outdoor space with a built-in BBQ and glass bar fridge. Sustainability is key, with solar panels and a 10kw battery ensuring energy efficiency and a reduced carbon footprint. Plus, with the convenience of nearby amenities; the beach, the airport, shopping centers, and the CBD all within close reach, this home offers the perfect balance of tranquillity and accessibility. Features:- 4 generously sized bedrooms, the master with walk-in robe and ensuite- Spacious living area with bamboo flooring and air conditioning- Media room with built-in cupboards - A gourmet kitchen with 3 ovens, an island bench and a butlers pantry- Beautifully landscaped gardens, perfect for relaxation or entertaining guests.- Heated inground mineral swimming pool for all year-round comfort - Solar PV with 10kw battery storage system.- 2 outdoor covered spaces- Side gate access to rear yard. Lot size 669.m2- Close proximity to local shops, medical facilities, and public transport, ensuring everything you need is within easy reach. Rates: Approximately \$2900- 23/24 rates Water access: Approximately \$60 per quarter + usage. This is more than a home; it's a place where memories will be made, laughter will echo, and life will be enjoyed to the fullest. Don't miss the opportunity to make this dream home your reality. Act now and start living the life you've always envisioned in beautiful Ballina! Call Terry on 0412988577 for a private inspection. "Agent declares Interest" Disclaimer: We have used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Prospective purchasers should make their own enquiries to verify the information.