

**Unit 1/44 Avalon Avenue, Wollongbar, NSW 2477**



**Unit For Sale**

Tuesday, 26 March 2024

Unit 1/44 Avalon Avenue, Wollongbar, NSW 2477

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Gabrielle Thompson  
0421029162

## Contact Agent

Enter the quiet Avalon Estate to discover this sophisticated near new duplex home. Built in 2021 the property has a formal entrance that leads into the open plan home. The tiled kitchen overlooks the dining and lounge room that is drenched in sunlight from the north facing patio. The kitchen has excellent bench space and includes a dishwasher, plus range hood over the electric cooktop and oven, single fridge space and stone benchtops. Entertain and relax on the back patio, overlooking the back yard, currently a blank slate awaiting a keen gardener. The air-conditioned master bedroom is carpeted and features a walk-in robe and ensuite. The two extra carpeted bedrooms have built in robes and share the generous main bathroom. The laundry is situated just inside the remote-control double garage with the single door access to the back clothesline. The property is on approx. 335sqm block, this splendid home is looking for a new owner, will suit a retired couple or busy working family needing to live within the close-knit community. - 3 bedrooms - 2 bathrooms - double garage - open plan living - air conditioned Alstonville/Wollongbar is a well established hinterland village located midway between the City of Lismore and the beachside township of Ballina. This property is located 37 km from Byron Bay, 21 km to Lennox Head and only 13 km to Ballina Byron Gateway Airport. Please feel welcome to inspect privately or at an open home with exclusive agent Gabrielle Thompson.