



4 Maine Pl, Ballina



## "Alice" - Fantastic Lifestyle Location, Income Potential

From the moment you walk in to this stylishly presented home you will be impressed with the great mix of relaxed living and quality lifestyle on offer. With a flexible floor plan that would suit a multitude of uses it has been designed over two levels and would be ideal for those looking to work from home, requiring a separate visitor's accommodation area, indulgent teenagers retreat or even a potential income option...

The first floor invites decadent summer living with a private outdoor patio area on two sides which provides a quiet space from which to relax or entertain alfresco. This level also plays host to a free-flowing kitchen/dining and living area, two bedrooms and the main bathroom, and is equipped with air-conditioning for complete temperature control.

The expansive tiled downstairs living area includes a second

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518 m2

<b>Price</b>	SOLD for \$650,000
<b>Property Type</b>	Residential
<b>Property ID</b>	602
<b>Land Area</b>	518 m2

### Agent Details

Melanie Stewart - 0421560936

### Office Details

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exceptionally spacious contemporary kitchen and provides access to the poolside covered outdoor entertaining area. On this level you will also discover the generously proportioned third and fourth bedrooms in addition to the second bathroom and laundry. It is this incredible area that so easily lends itself to a home business, office or other income possibility due to the multi-functional layout.

A decadent shady pergola frames the sparkling in-ground swimming pool, is set amidst the outside entertainment area and is the wow factor of this property! This fantastic area ensures that year round entertaining is a breeze. In this home you truly have a choice of outdoor living that properly caters to the seasons where you can enjoy breakfast in the morning on the patio followed by afternoon drinks by the pool with friends. Complete with a garden shed this low maintenance, private, fenced rear yard provides the perfect level playground for children and pets - allowing more time and peace of mind for you to relax and soak up the lifestyle we all crave. The icing on the cake is the lock-up garage with French doors that has been cleverly converted into a studio workspace but can still be used as car accommodation instead if desired.

All this, and set in a quiet cul-de-sac location with easy access nearby to the stunning waterways of North Creek, Ballina and close to excellent shopping, schools, beaches & airport. Whether you are looking for a place to call home and accommodate the extra family members or simply interested in securing an investment property this home will tick all of the boxes, either way you cant go wrong.

Incredibly deceptive from the road this home must be inspected to appreciate all that it offers, a drive by on this property will not do it justice. Make it a priority to view and contact exclusive selling agent, Robyn Hunt, on 0448 448 758 today.

more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.