

# 77 Bayview Drive, East Ballina, NSW 2478



## House For Sale

Tuesday, 7 January 2025

77 Bayview Drive, East Ballina, NSW 2478

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 815 m2**

**Type: House**



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## For Sale - \$1,600,000 to \$1,700,000

Nestled in this highly sought-after enclave of the popular East Ballina, this prime 815.7 sqm medium-density block with ample space for a second dwelling, offers the perfect blend of comfort, style, and location. Enjoy the stunning elevated views over Angels Beach from the expansive newly built rear deck, while taking advantage of the fresh ocean breeze flowing through the home. The spacious, open-plan living area with vaulted ceilings and feature walls, creates an inviting space for both relaxation and entertaining friends and family. The central kitchen is the heart of the home, effortlessly connecting the expansive living, dining, and formal sitting areas. The large master suite offers twin built-in wardrobes and a stylish ensuite. The home boasts three additional bedrooms, all with built-in robes and ceiling fans and the two bedrooms on the lower floor open onto an expansive covered alfresco area. The lower floor features a well-appointed main bathroom with a separate WC, a large laundry and a unique home office or project space tucked away behind sliding doors. The property is surrounded by established gardens with a variety of seasonal fruit trees creating a peaceful, private outdoor oasis. The terraced level lawn provides plenty of space for the kids to kick a ball and a large lower area is perfect for a granny flat (STCA), trampoline or veggie patch. Additional features include a double car garage, a level front lawn, a garden shed, a 5kW & 2kW solar system, and solar hot water, making this home both energy-efficient and low-maintenance. This exceptional property offers the perfect combination of space, functionality, and location in one of East Ballina's most desirable spots.

- Large 815.7sqm block nestled in the highly sought-after East Ballina (R3 medium density residential zoning)
- DA Approved architectural plans with engineering report for second dwelling and expansion of upper floor
- Expansive newly built rear timber deck with elevated views of the pristine Angels Beach
- Central kitchen with ample storage and space to look over the outdoor deck
- Spacious, open-plan living area with vaulted ceilings and feature walls
- Large living, dining, and formal sitting areas that flow onto outdoor entertaining
- Freshly painted interior and exterior as well all newly installed windows and sliding doors
- A well-appointed main bathroom with a separate WC and large interior laundry
- Generous master suite with twin built-in wardrobes and a stylish ensuite
- Three additional bedrooms, all with built-in robes and ceiling fans
- Additional downstairs room that could be used as a small office, hobby room or storage space
- Surrounded by established gardens and terraced-level lawns
- Double car garage / 5kW & 2kW solar systems / Solar hot water