



## 5 Trilby Avenue East Ballina NSW

3 2 3

Easy living perfect for downsizers or families alike with this smartly appointed residence that offers a superb property package that's walking distance to Angels Beach. It has been well designed to provide a generous single level home. Great in/outdoor living areas ideal for entertaining, smart modern finishes and a spacious dual access landholding. This super convenient setting is perfectly situated just moments to Ballina's shopping precinct, schools and Lennox Head village.

A spacious single level layout features light filled open living spaces  
Private entertainment patio, paved BBQ area and wraparound garden

[For full version visit the website](https://www.byronbaypropertyvalues.com.au)

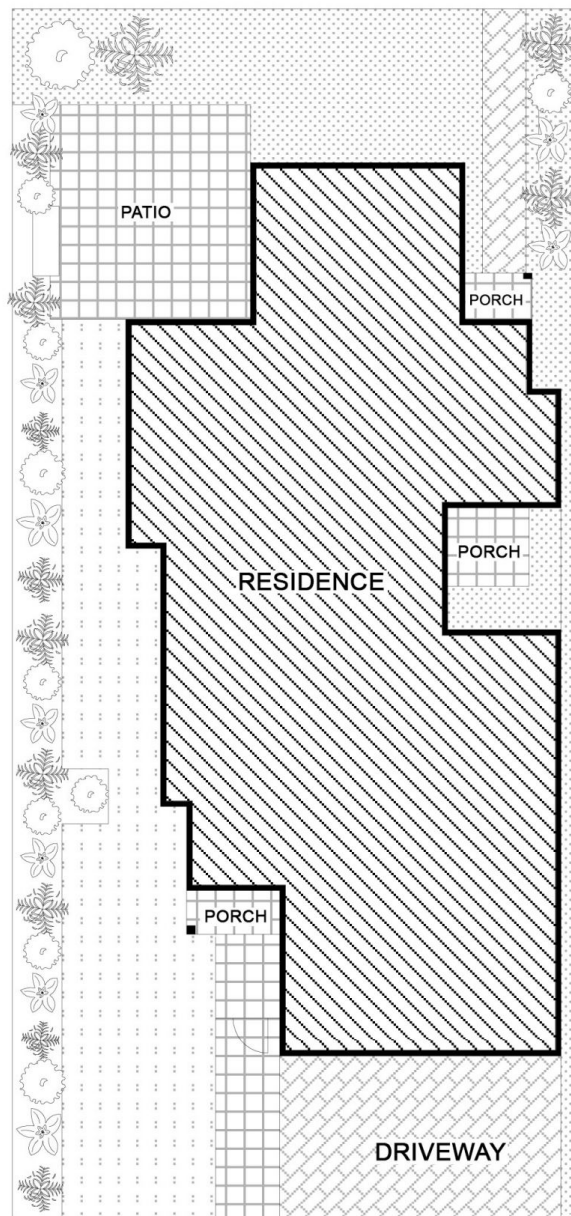
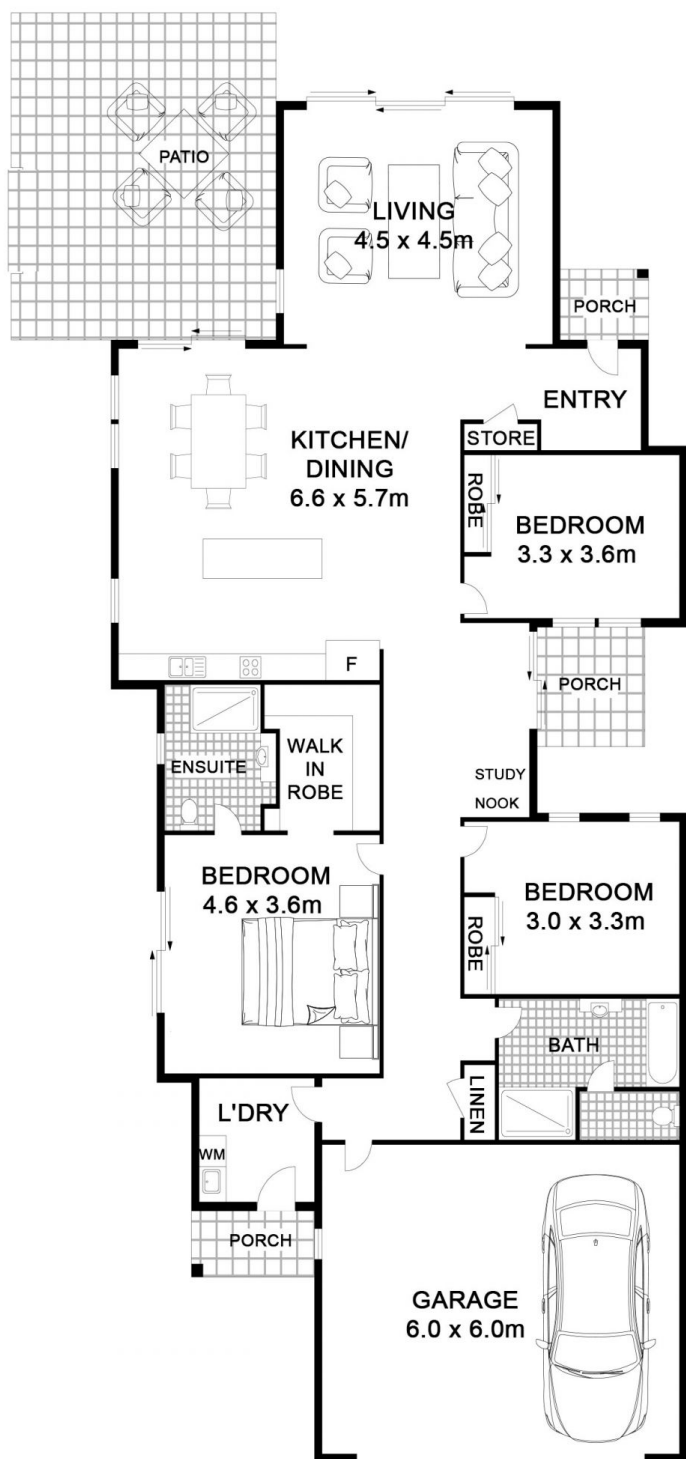
**Type** : House

**Price** : \$ 868,000

**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/east-ballina/residential/house/7146285>



**Braden Walters**  
0411 637 373



**SITE PLAN  
(NOT TO SCALE)**

**5 TRILBY AVENUE**

**EAST BALLINA**

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



**Internal: 221m<sup>2</sup>**