



## 5 Minley Crescent East Ballina NSW

4 2 2

Set yourself up for easy seaside living, in this single-level family home, located in East Ballina's prestige Angels Beach North Estate, just steps from the area's stunning coastline.

At the heart of the home; the expansive and open-plan, kitchen, dining, and living area, all enjoy access to the covered alfresco space, creating a wonderful indoor-outdoor connection.

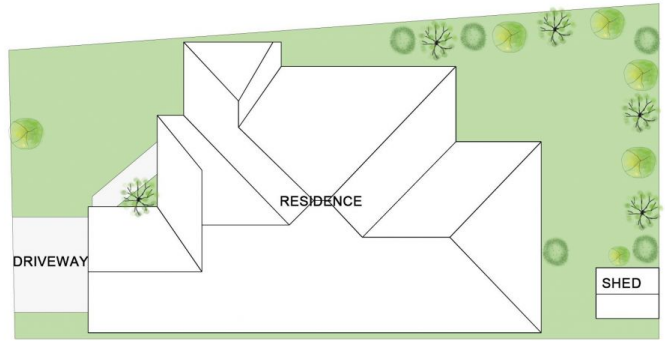
Situated towards the rear of the residence, a generous master bedroom features a large ensuite and walk-in-robe, along with two more bedrooms containing built-ins. Meanwhile, to the front, a fourth bedroom/study is

**Type** : House  
**Land Size** : 621 sqm  
**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/east-ballina/residential/house/7146505>



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**SITE PLAN  
(NOT TO SCALE)**

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Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only.  
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as a guide should always rely on their own enquiries Media Drive property marketing services / 0415873554 / Photography,  
Floor plans, Video, Aerial photography / www.mediadrive.com.au



### APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 175m<sup>2</sup>

EXTERNAL FLOOR SPACE - 16m<sup>2</sup>

GARAGE - 38m<sup>2</sup>