



## 4/2 Condon Drive East Ballina NSW

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Situated across the road from one of Australia's idyllic surfing beaches, this golden opportunity.

A beautiful modern beach house, set within the exclusive family friendly Angels Beach Estate.

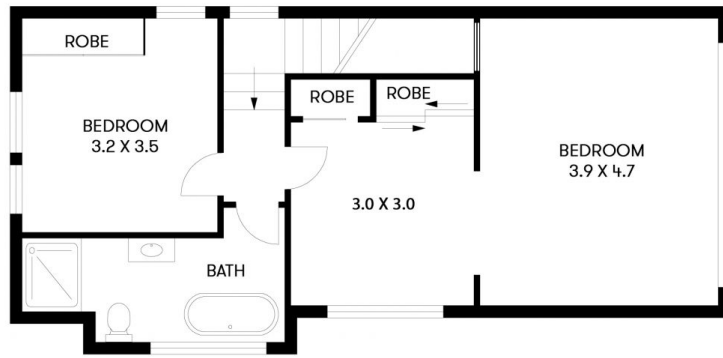
Perfectly suited for a modern lifestyle, the floorplan presents an open-plan living, kitchen, and dining areas, seamlessly spilling out to a covered alfresco setting.

Meanwhile, three bedrooms are spread out across two light-filled levels; an oversized one on the ground floor with a walk-in robe and separate main bathroom, plus two additional bedrooms upstairs, serviced by a second large bathroom. One of these upper bedrooms is more than

**Type** : House

**View** : <https://www.byronbaypropertyvalues.com.au/lease/nsw/northern-rivers/east-ballina/residential/house/7146595>

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FIRST FLOOR



GROUND FLOOR

4/2 Condon Dr, 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 / 0415873054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 137m<sup>2</sup>

EXTERNAL FLOOR SPACE - 28m<sup>2</sup>

GARAGE - 17m<sup>2</sup>