



1/31-33 Minley Crescent East Ballina NSW

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Embracing a perfect position within the sought-after Angels Beach North estate, this stylish corner duplex presents a captivating blend of coastal charm and modern convenience, offering a desirable seaside lifestyle.

At the heart of the home, the open plan living, dining, and kitchen areas feature elegant bamboo floors, which radiate a welcoming ambience. Meanwhile, soaring ceilings give a sense of spaciousness, while extensive use of glass windows and doors infuse the space with natural light and create a seamless indoor-outdoor flow.

Constructed by one of Ballina's leading builders, the home includes a ground floor master bedroom with an ensuite

[For full version visit the website](https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/east-ballina/residential/house/7629537)

**Type** : House  
**Price** : \$ 1,385,000  
**Land Size** : 504.9 sqm  
**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/east-ballina/residential/house/7629537>



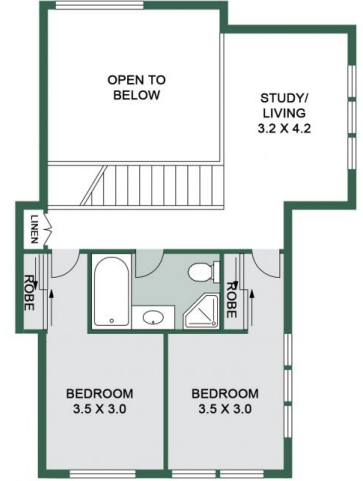
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Ground Floor



First Floor

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Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties 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 / 0413973554 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 201m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 52m <sup>2</sup>
GARAGE	- 37m <sup>2</sup>