

# AUCTION



**PRICE GUIDE \$1,350,000 - \$1,450,000**

**AUCTION** Saturday, 28 November at 10:00am

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5  3  4  1hectares 

## 90 Koellner Road, Cumbalum

### Beautiful Home on 3 Acres

In a prestigious enclave of small acreage properties conveniently located just 7kms to Ballina shops and jet airport, this stunning 3.2 acre (1.31ha) property provides a serene retreat from it all whilst still having everything at your fingertips.

The home itself is both spacious & modern with 3 separate living areas, large renovated kitchen and benefits from high raked ceilings, polished timber floors and has a beautiful north facing view over the valley. Downstairs there is potential for a self-contained area for extended family or a teenager retreat with an existing rumpus room bedroom and bathroom.

There is room to keep or agist a horse on the gently sloping acres and with the rear boundary of the property on Ingrams Road which is now a sealed road, there is perfect separate access for such equine pursuits.



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