



FOR SALE

CHECK THIS OUT!!!

Two storey home really offers you something special. Comfortable family living upstairs.

And
A separate ground floor business office space with River St exposure. Could be a source of income.

Upstairs this contemporary updated property offers 3 spacious bedrooms, two modern bathrooms. An open living area with solid timber floors, modern kitchen with adjacent dining room as well as enclosed sunroom.

Downstairs the ground level features, two large rooms plus entry and waiting area as well as a laundry and another bathroom.

This section of the house is currently used as a business office and has its own entry which is separate from the home entry.

And in addition to all this there is also a huge, finished under-house storage utility room accessible from inside or out.

This could be converted back to bedrooms making for 4 plus another living space or lock up garage space.

This property is as neat as a pin and ideally located close to the CBD and the river 1 block away.

If you are looking for the perfect opportunity to find that ideal life/work balance ... this is it.

No rent. No travel. No interruptions from the household.

And that the end of the workday your family home is just upstairs.

live a lifestyle in town or use for rentable office space for an income.

inspect by appointment.

4 BED | 3 BATH | 1 CAR

PRICE:
\$770,000

OPEN FOR INSPECTION:
N/A





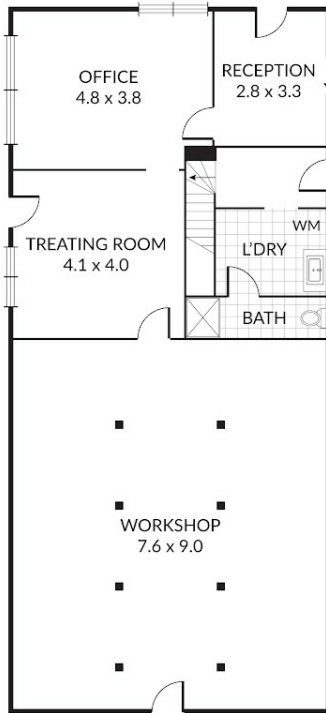
Vicki Cooper
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Internal 287m² External 23m² Total 310m²

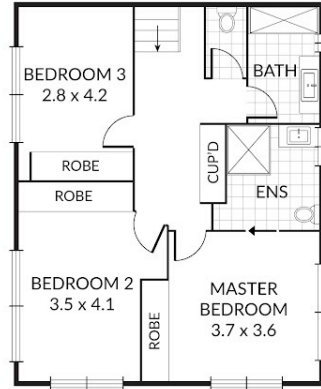
312 River Street, **Ballina** 

NORTH

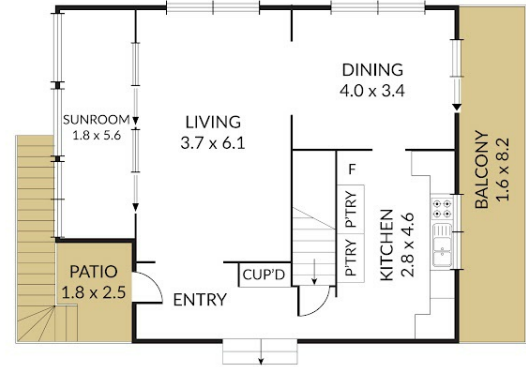
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.