



# FOR SALE

## LIFESTYLE LIVING NEAR THE RIVER

This very spacious ground floor unit sits in a quiet complex near the river. This unit is more like a small house ...with three good sized bedrooms, all with built-ins and main bedroom with an ensuite . The bedrooms are separated from the living areas by a convenient hallway buffering sleeping areas from the main rooms. The main bathroom enjoys both a bath and shower and there is a separate toilet.

The spacious living room is attractive and light and flows through to the open plan kitchen which is complete with breakfast bar and good storage space and opens onto the roomy dining area. Just outside there is a very large, covered entertainment area which is also screened and overlooks the

landscaped back garden. This is an area perfect for outdoor activities and entertaining and can be accessed also from the large double garage. In addition there is a handy laundry room which also provides outside access to the garden. The wide side garden area includes a useful garden shed and has access with a gate at the front wide enough to accomodate a small boat or van.

This home is bright with plenty of light and very spacious in design. Located near West Ballina shopping centre, The Tavern and Bunnings which are all within an easy walk. Also there is access to the river and boat ramps for fishing and recreation very close by. A perfect location for those wanting to downsize or secure an investment property . Body corp fees approx \$660 per quarter and rates \$580 per quarter. Inspect by appointment .

3 BED | 2 BATH | 2 CAR

PRICE:  
\$635,000

OPEN FOR INSPECTION:  
N/A



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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.

Please note: All dimensions give are approximate and for illustrative purposes only.

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