



SOLD

IMMACULATE UNIT IN THE BEST LOCATION

Looking for that first step into the property market or just a great solid investment in the highly desirable suburb of East Ballina? Then come on down this Saturday for an inspection. This property will go quick as it's priced to sell.

This unit is one of three and has a self managing Body Corporate where everything is discussed and decided with the two other onsite owners.

It's original but immaculate and has two bedrooms, one bathroom and open plan kitchen, dining and lounge room. Someone will have a ball doing a small reno to modernize it too. This unit has been lovingly looked after and is being sold with a lovely tenant who would like to stay if possible. It is just a short walk to the fantastic East Ballina shopping centre where you can get your groceries, have a coffee, visit your bottle shop and see your Doctor. Golfers love this suburb as the course is just over the main road.

Properties come up only occasionally here due to its proximity to the beach, lake, shops and Ballina Fair.

Call Vaino from @realty Lennox Head on 0487026765 for more information

2 bedroom

1 bathroom

Open plan kitchen, dining, lounge.

Internal laundry

No connecting wall to unit 2

1 lock up garage

Grassed side & front yard

Walk to shops, school

Public transport

Body Corp \$100.00 per month

Sinking fund \$3,500.00

Rates \$500.00 approx per quarter

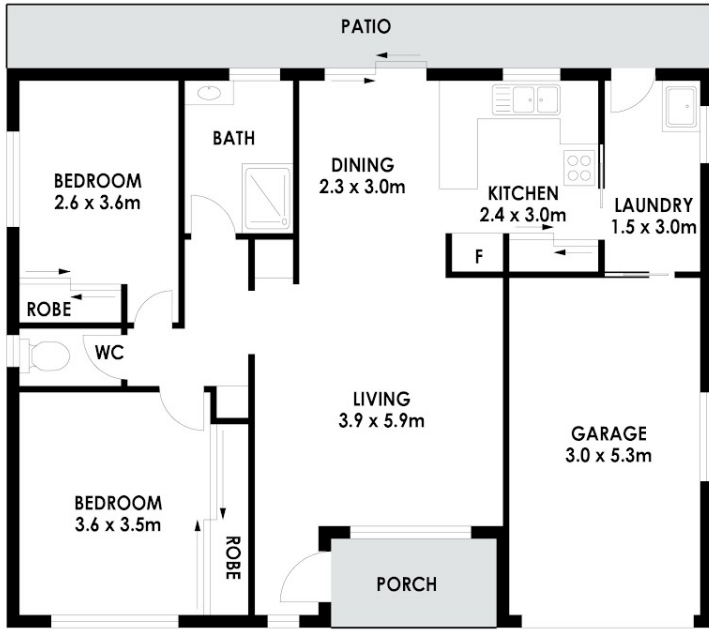
2 BED | 1 BATH | 1 CAR

PRICE:
\$652,500

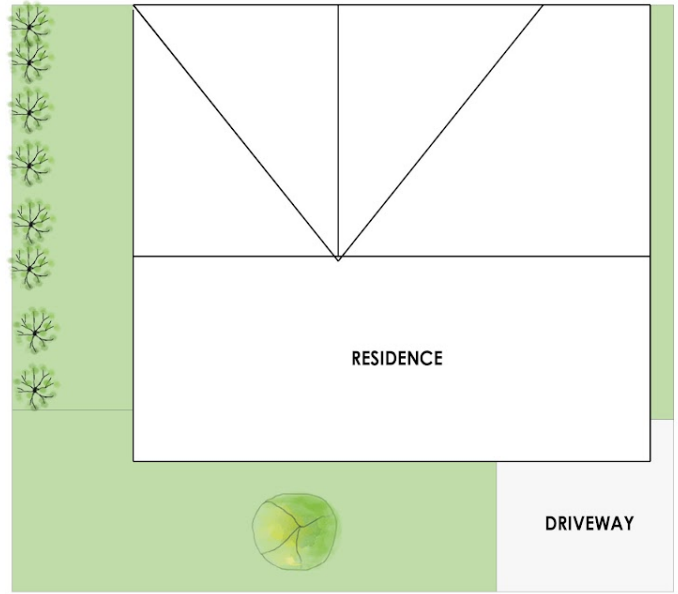
OPEN FOR INSPECTION:
N/A



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Lennox Head Prestige Property



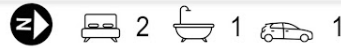
GROUND FLOOR



SITE PLAN
(NOT TO SCALE)

1/20 McDougall St, East Ballina

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APPROXIMATE AREAS @realty	
INTERNAL FLOOR SPACE	- 86m ²
EXTERNAL FLOOR SPACE	- 15m ²
GARAGE	- 16m ²

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.