



## FOR SALE

### FORTHCOMING AUCTION , IF NOT SOLD PRIOR.

#### Exclusive Riverside Location .

Family home in excellent condition on a 1040 Sqm block is now ready for the next family. Ideally situated on quiet stretch of the beautiful Richmond River near Pimlico Island . With ever changing views up and down the river from your front porch , main bedroom, living and dining areas. the sense of calm and nature abounds.

Enjoy fishing and boating or just watching the mighty river flow by, this is the perfect spot to enjoy the natural world that surrounds this peaceful hamlet .

And yet, you are just ten minutes from Ballina and with easy access to the freeway only 5 mins away and all the world class attractions up and down the Northern Rivers , like Byron Bay only 30 mins away , Bangalow Clunes ,The Hinterland and all that the region has to offer ..... plus world class beaches and waterways.

This solid brick home with 3 bedrooms and a modern bathroom has been carefully maintained. With established gardens and fruit trees plus a well kept lawn. There are 2 large water tanks and a septic system.

The attached garage has a workshop and large car accomodation plus storage and a built in safe!

There is a main lounge room plus a spacious kitchen and dining area and all have views out to the river.

There is a seperate laundry and walk in pantry . The back door gives access to the back screened porch and outdoor entertaining area. Great for family gatherings.

The lot is 1040 sqm and has a garden shed plus a large shed for boat or van . With plenty of room to expand the house or just grow more veggies . This spot is ideal for feeling miles away yet close to all the things you need . Ideal location , great house with Pest and Building Report available. The home is ready to move into..... don't miss your chance in an ideal location. There are only ever a few spots available. View by appointment , just call and we can make it happen.

3 BED | 1 BATH | 2 CAR

#### PRICE:

Just Listed

#### OPEN FOR INSPECTION:

N/A



**Vicki Cooper**

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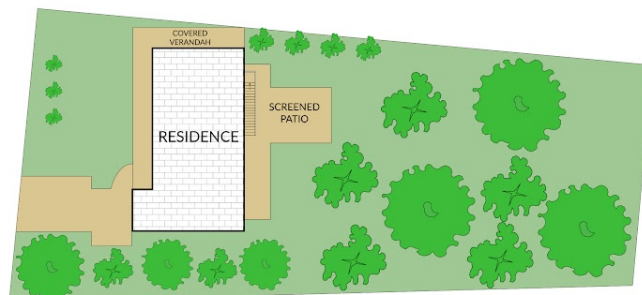
[www.vickicooper.com](http://www.vickicooper.com)

Internal 140m<sup>2</sup> External 906m<sup>2</sup> Total 1046m<sup>2</sup>

51 Riverbank Road, **Pimlico**



3 x 1 x 1 x



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.