



**SOLD**

## UNDER CONTRACT BY URI ROSS

Welcome to 516 Ballina Road, Goonellabah. Situated on a 683 square metre block, is this comfortable 3 bedroom 1 bathroom weatherboard clad home which is ready for the new owner to take possession before Christmas if needed.

The home boasts beautiful timber floors, a renovated kitchen with a breakfast bar, composite stone bench tops, dishwasher and electric appliances. From the kitchen area there is the potential of long views to the nightcap range with some tree removal. The bathroom has also been modernised with a stand up shower, bathtub and new vanity + new tiling. The bedrooms are all carpeted with floorboards underneath, have robes, ceiling fans and air conditioning.

Downstairs is a great space for extra family with a granny flat style area with its own bar, toilet and covered patio. The original garage has been enclosed so there is a total of approx 70sqm. There is a small amount of finishing off to do to make it more comfortable.

The backyard has a small garden shed, there is an area to make your own slice of enjoyment, whether you do some landscaping or add a small pool the choice is yours. Park undercover in the carport on the side of the house.

The area is home to a wide variety of amenities, including supermarkets, pharmacies, banks and post offices. With a number of parks, schools and medical centres, this is the perfect area for a growing family.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$570,000

**OPEN FOR INSPECTION:**  
N/A



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Lower Level

Upper Level



## 516 Ballina Road, Goonellabah

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

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