



# SOLD

## SOLD BY ROBYN HUNT REAL ESTATE

Get into the Property Market! Convenient Location + Views!

With beautiful north facing views to the mountain ranges of Nightcap National Park this three bedroom home presents an excellent opportunity to get into the property market. Ideally positioned for convenience, it allows for ease of access to major amenities and is situated just a short drive to the Lismore CBD.

Sitting on a 563m2 flood free block, the home combines rich timber floors and modern vinyl planking, leading out to a delightful all-weather entertaining deck - the perfect location to enjoy your favourite beverage while watching the changing colours of the sky, and taking in the beauty of the distant mountain ranges.

Of hardwood construction this home is built to last and offers the lucky buyers a beautiful new kitchen with dishwasher, double sink and views and adjacent dining area.

Spacious in size, the master bedroom with polished timber flooring and gorgeous mountain views, is a beautiful spot to start and end your days. A good size second bedroom with air-conditioner, and a smaller third bedroom complete the bedroom configuration.

The bathroom has previously been updated, and includes a separate toilet for added convenience.

Storage on the ground level is a bonus feature with concreted flooring and workshop space perfect for all the tools and toys. With a bit of creativity and imagination, the separate laundry shed could potentially be reconfigured to be utilised for a multitude of uses.

If you are a first home buyer or first time investor and have found yourself being priced out of a highly competitive market this may well be your best chance to secure a property today.

Please contact Robyn Hunt today on 0448 448 758 to declare your interest and book your inspection as soon as possible!

\*\* 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

3 BED | 1 BATH | 1 CAR

PRICE:  
\$490,000

OPEN FOR INSPECTION:  
N/A

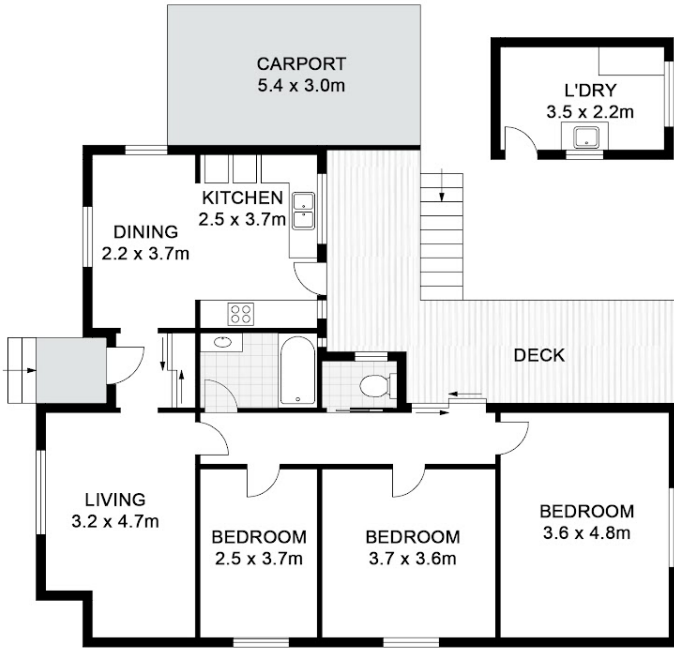


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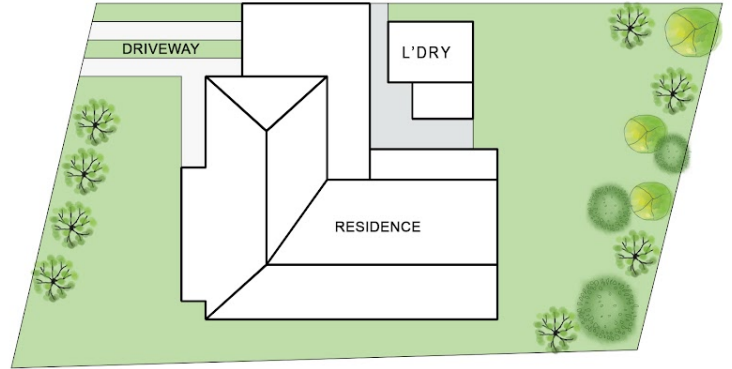
# 462 Ballina Road, Goonelabah



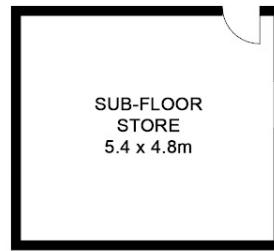
**APPROXIMATE AREAS**  
INTERNAL: 123m<sup>2</sup>  
EXTERNAL: 39m<sup>2</sup>



GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)



SUB-FLOOR  
STORE  
5.4 x 4.8m

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.