



SOLD

SOLD BY ROBYN HUNT REAL ESTATE

Rare Shelly Beach Opportunity - Location, Lifestyle & Loads of Potential!

Just a lazy couple of blocks to Shelly Beach for a swim, your morning coffee at the local coffee shop or beachfront cafe, and the cycle path that winds all the way to Lennox Head or Ballina, this home is all about location, lifestyle and laid-back living.

Whether you're chasing the sun, surf, your Sunday brunch or a solid investment, this one offers huge potential in a location people dream of - and rarely leave.

Enjoying dual road access (the property is also known as 15 Norfolk Avenue), this home serves up the best of both worlds - a quiet reserve across the back street and ocean glimpses from the letterbox - you can literally smell the salt air and hear the waves from your doorstep.

Upstairs, you'll find:

- * A massive timber deck, overlooking the reserve – the perfect spot for your favourite beverage or weekend entertaining
- * 3 light-filled bedrooms with built-ins & ceiling fans, with 2 opening directly to the deck and with louvre windows to catch the beautiful breezes
- * An open-plan living area flowing out to the deck
- * Plantation shutters, downlights and timber floorboards throughout

Downstairs, there is a double garage and additional undercover carport, a second toilet, a large laundry room and a generous concreted storage area that is perfect for surfboards, bikes, tools and beach gear – everything you need for an active coastal lifestyle.

This is a solid brick and tile home on a sloping 663.9m² block, with real scope to renovate, extend or reimagine (STCA) – all in one of the most sought-after pockets of East Ballina. It's in the kind of spot where weekends feel like holidays and every day starts with the sea breeze. It's warm, relaxed and completely laid back – exactly how coastal living should be.

For beach lovers, lifestyle seekers, or savvy investors, rare finds like this don't hang around long. Grab this opportunity to live the dream or invest in one of the most desirable beachside pockets in the Ballina Shire.

3 BED | 1 BATH | 3 CAR

PRICE:
\$1,400,000

OPEN FOR INSPECTION:
N/A



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11 Banksia Lane (15 Norfolk Avenue), East Ballina



APPROXIMATE AREAS
INTERNAL: 170m²
EXTERNAL: 142m²



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.