



FOR SALE

CENTRE OF IT ALL - HOME, WORKSPACE OR INVESTMENT

Lovingly built in the early 1900's for the cedar cutters of the time, and positioned in the heart of Ballina's town centre, this charming Federation-style home presents a rare and exciting opportunity to secure an iconic property offering lifestyle, flexibility and long-term potential.

No need to worry about parking - leave the car at home! Just a few doors down from the Post Office and one block from Ballina's main street, the emphasis here is on convenience and accessibility. Set behind a white picket fence on a flat and easy-care corner block, the property is perfectly suited to those seeking an easy "walk-to-everything" lifestyle. From shops and cafes to clubs, schools and relaxed strolls along the river, it's all seemingly at your fingertips here.

Freshly painted inside, the home retains character and warmth, with beautiful original features such as original wide timber floor boards (currently protected by loose lay vinyl planking), gorgeous stained glass windows and high ceilings providing a solid foundation to enjoy now or further enhance over time.

Zoned R3 (Medium Density Residential), the property also lends itself to a range of uses, offering exceptional opportunity for professionals seeking a prominent, central base for professional offices or a home-based business (STCA).

Whether you're an owner-occupier drawn to charm and convenience, an investor chasing a tightly held central location, or a business owner looking for exposure and ease of access - this property delivers.

You'll love:

- * Unbeatable central location just steps from Ballina's main street
- * Post office only a few doors down - ultimate everyday convenience
- * Flat easy-care corner block - ideal for low-maintenance living
- * Freshly painted interiors - ready for you to move in
- * Beautiful high ceilings, wide timber floorboards and charming original details throughout
- * Stunning wood burner cast iron stove & decadent open fireplace
- * Versatile layout with potential for professional offices or a home-based business (STCA)

3 BED | 1 BATH | 1 CAR

PRICE:
\$1,200,000

OPEN FOR INSPECTION:
N/A

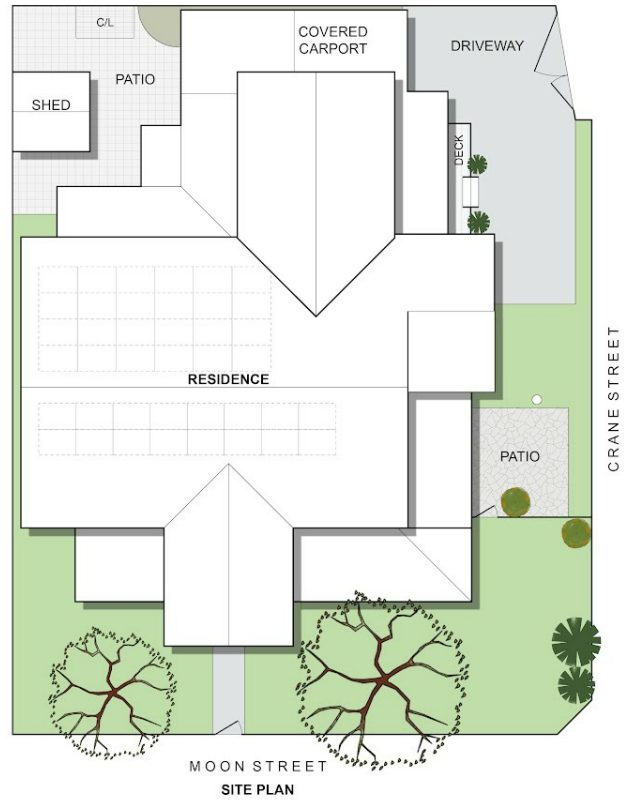
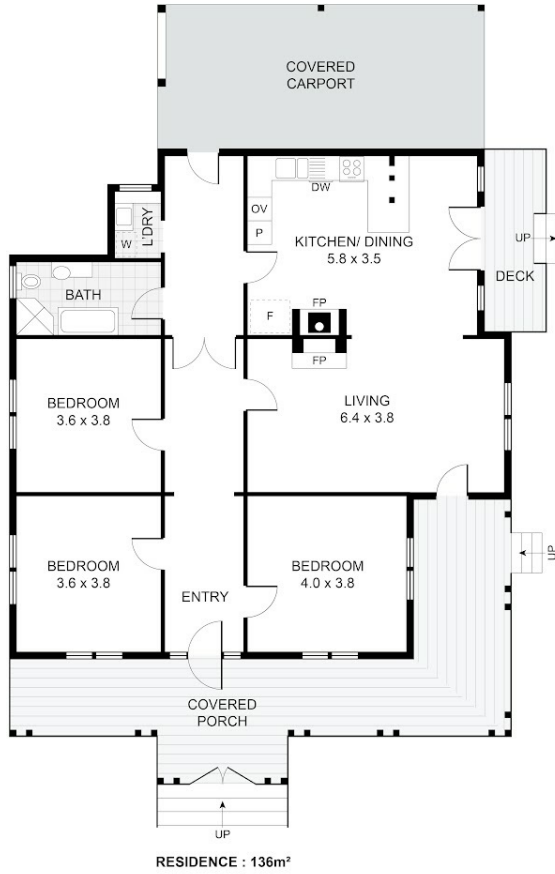


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APPROXIMATE
AREAS
INTERNAL: 136m²
EXTERNAL: 78m²



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.