115 HOLDEN LANE, BALLINA, NSW, 2478









FOR SALE

UNBEATABLE TOWN CENTRE LOCATION. EXCEPTIONAL QUALITY

The Best-Kept Secrets Are Often Tucked Away...

Morning coffee at your favourite café. A stroll to the pharmacy or specialist medical appointment. Fresh bread from the bakery. An afternoon walk along the Richmond River. Dinner with friends at the RSL Club.

It's a lifestyle many aspire to, yet few homes deliver so effortlessly.

Tucked quietly behind a private electric gate in an established pocket of Ballina, 115 Holden Lane offers a rare combination of privacy, modern comfort and genuine walk-to-everything convenience.

Best of all, it's flood-free and single-level, making everyday living wonderfully easy.

Just approximately 200 metres from Ballina's medical precinct and 300 metres from the Town Centre, you'll have the freedom to leave the car in the garage more often and enjoy having so much of Ballina within easy reach.

Inside, the home reveals far more than first impressions suggest. Soaring raked ceilings, skylights and an abundance of natural light create an immediate sense of space, while the thoughtfully designed open-plan living area connects seamlessly with the generous covered alfresco through wide triple stacker doors.

This is a home designed around easy living and entertaining. A kitchen servery window keeps everyone connected, while a dedicated gas connection means the BBQ is always ready to go.

The kitchen is both stylish and exceptionally practical, featuring a Miele dishwasher, filtered water tap, Insinkerator, gas cooktop and built-in 36-bottle wine rack.

Comfort and efficiency have also been thoughtfully considered, with a 6.5kW solar system, solar hot water, R3 ceiling insulation batts, air conditioning and a 2,000L rainwater tank.

3 BED | 2 BATH | 2 CAR

PRICE:
$1,150,000

OPEN FOR INSPECTION:
N/A



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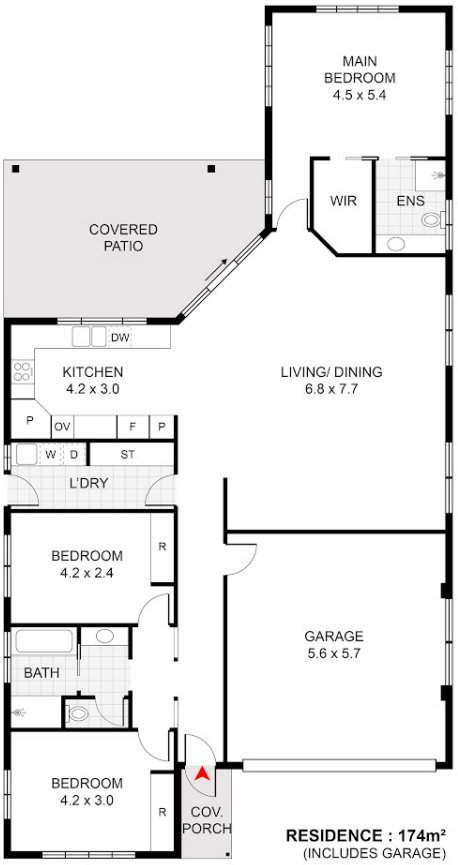
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115 Holden Lane, Ballina

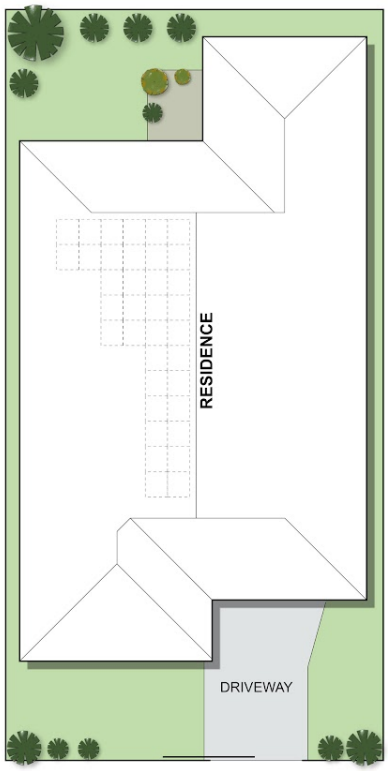
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APPROXIMATE AREAS
INTERNAL: 174m²
EXTERNAL: 28m²

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RESIDENCE : 174m²
(INCLUDES GARAGE)



SITE PLAN
(NOT TO SCALE)

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.

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