

**11 Clavan Street, Ballina, NSW 2478**

**Professionals\***

**House For Sale**

Thursday, 13 June 2024

11 Clavan Street, Ballina, NSW 2478

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 662 m2

Type: House

**\$725,000 - \$785,000**

Positioned for ultimate convenience, this charming home is just 250 meters from Ballina Fair, offering easy access to shopping and entertainment. The home's location is further enhanced by its lovely, level, fully fenced yard, set on a generous 662 m<sup>2</sup> block. This space is perfect for a growing family, with ample room for future extensions or a second dwelling, subject to council approval. Practical and comfortable, this brick and tile home features a generous lounge room, three bedrooms, a spacious galley-style kitchen, and internal access from the garage. The property boasts an excellent rental history, underpinned by its prime location and the value of the block, making it an outstanding long-term investment.

**Key Features:**

- Prime location, 250 meters from Ballina Fair
- Generous 662 m<sup>2</sup> level, fully fenced yard
- Spacious galley-style kitchen
- Internal access from the garage
- Excellent rental history
- Affordable brick and tile home
- Outdoor entertaining area
- Popular area and price range

This is a rare opportunity to secure a property in a highly sought-after location. Don't miss out on this fantastic investment. Be quick to inspect!