

**112/1 Riverbend Drive, West Ballina, NSW 2478**



**House For Sale**

Thursday, 7 December 2023

**112/1 Riverbend Drive, West Ballina, NSW 2478**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Julie Casey

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**\$610,000**

Positioned in a sought after location, this delightful manufactured home is the perfect place to entertain family and friends or simply relax and unwind. Generous undercover front deck with all-weather blinds. Large open plan living area with air conditioning, new modern flooring and ceiling fan. Immaculately presented kitchen with dishwasher, pantry, utility cupboard and ample bench space. Three good size bedrooms, all with built-ins, master with air conditioning. Fabulously appointed bathroom with corner spa, shower, large vanity plus 2nd separate toilet. Good size automatic garage with separate lock up storeroom. Other features include 25 solar panels and electric hot water system - installed 2022. Riverbend is a dog friendly village so bring your best friend too! Park facilities include fully equipped community clubhouse complete with a gymnasium, library, craft room, dance floor, fully equipped kitchen and recreational facilities, other facilities include a 20 m heated swimming pool, bowling green, picnic and BBQ areas and an electric gated entrance. Free access to the large caravan and boat storage compound. Weekly site fee \$193.51 pw. No stamp duty, no annual council rates, no body corporate fees and no exit fees. Centrelink subsidy may apply.