

**35 Riverview Avenue, West Ballina, NSW 2478**

**House For Sale**

Wednesday, 7 February 2024

**Professionals**

35 Riverview Avenue, West Ballina, NSW 2478

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 417 m2**

**Type: House**



Peter Carmont  
0414563511



Rob McGoldrick  
0414866604

**\$625,000 - \$675,000**

This property would tick a lot of boxes for a young family being right next to a park giving the kids plenty of extra space to play and the Richmond River is only 350 metres down the street where you can cast a fishing line from a waterfront recreation area and maybe bring home your dinner. The owner has enjoyed living in this location for over 23 years but now is the time to downsize and find a new owner for this much loved property. There is a huge covered outdoor area that would be perfect for entertaining family and friends and gates through to the park for easy access. First home buyers should be lining up to inspect this one.

- Only 250 metres to the Quay West shopping centre
- New floor coverings throughout the house
- Air conditioning in the living areas
- Solar electric system for cheaper electricity costs