

# 486 River Drive, Empire Vale, NSW 2478

## Sold House

Monday, 16 October 2023

486 River Drive, Empire Vale, NSW 2478

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1000 m2**

**Type: House**



Brody Aleckson  
0266826000



Emma Waterhouse  
0266826000

**\$525,000**

Embrace the challenge and restore this riverside gem to its former glory. A stone's throw from the river, once you've restored this home you'll love sitting on the verandah watching the water, and when it gets warm just pop over the road for a dip. This property is a canvas waiting for your creative touch. This property is a rare one that benefits from no trees across the road giving you an uninterrupted view of the river where you can enjoy the sunset over the water. Features Include:- Breathtaking river views from the front door with a spot to swim right across the road. - Just a short 10km drive via the Burns Point Ferry to all that Ballina has to offer.- The spacious lounge room boasts a fireplace, great for keeping warm in winter.- 3 Bedrooms with high ceilings and ceiling fans in each room.- Timber vj walls, creating the rustic farmhouse feel.- A large bathroom with a freestanding bath, a shower plus a separate toilet.- Polished timber floors grace every room, waiting to be restored and brought back to life.- Only 12 km from the beautiful South Ballina Beach, a great spot for the whole family. - Three separate verandas surround the home, offering endless opportunities for relaxation. Empire Vale beckons with its serene beauty and untapped potential. Are you ready to embark on a project that will transform this flood-affected, farm-style home into your dream oasis? Contact us today to view this property and embark on your journey to transform it into your ideal haven. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.