

# 5/1 Grandview Street, East Ballina, NSW 2478



## Unit For Sale

Tuesday, 5 December 2023

5/1 Grandview Street, East Ballina, NSW 2478

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Bordin  
0423238062



Adriano Talone  
0422650711

**For Sale: \$775k - \$825k**

A premium coastal location and glistening views over the ocean will be the big attractions of this well-appointed two-bedroom apartment. Set within a boutique building, 650m from the golden sands of Shelly Beach and Lighthouse Beach, it features a warm and calm feel with a well-sized layout and plenty of natural light throughout. This low maintenance home offers easy convenience and has a range of shopping, dining and entertainment options in downtown Ballina just 5 minutes away. Features include: - An elevated aspect with natural light and sea breezes throughout- Practical floorplan features generous open living and dining areas- Sundrenched north-east balcony that flows easily off the living space- Two generous bedrooms plus a good-sized full bathroom- Fully equipped kitchen with quality appliances and a breakfast bar- Secure undercover car space, intercom entry and internal laundry - In great condition with scope to further update and improve if desired- Outstanding potential for downsizing, newcomers or savvy investors- Strata levies: Admin \$879.66pq Sinking \$694.44pq