

**97 Swift Street, Ballina, NSW 2478**

**Professionals**

**House For Sale**

Tuesday, 19 March 2024

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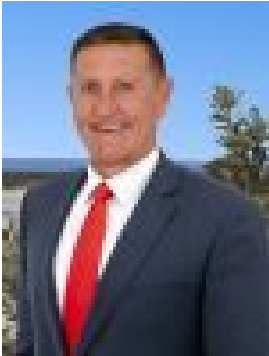
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Rob McGoldrick  
0414866604



Peter Carmont  
0414563511

## **Auction Guide: \$840,000 - \$890,000**

This fantastic property has recently undergone a major transformation including new kitchen, bathroom, appliances, paint and recently polished timber floors now offer a modern refreshed look. The spacious kitchen with quality stone finish is perfect for cooking enthusiast or entertainer. Spread out and relax in the oversized lounge room and bonus all weather sunroom offering plenty of space for both living and entertaining. You will love the timeless charm of the beautiful, polished timber floors and the extended ceilings adds character and elegance to the home. Its prime position only 500 metres from main street cafes, restaurants and shops offer the convenience and no more hassling for parking you can simply stroll. Developers' investors take note the property zoning is M3 medium density opens the possibilities for potential redevelopment or additional dwelling (subject to council approval). The tandem garage adds extra storage space or workshop area for handyman projects. With all the hard work done this home is ready to move into and start enjoying the benefits of modern living in a prime location.

- Generous 626 sqm block zoned M3 medium density
- Air-conditioned comfort
- Outdoor entertaining
- Established fruit trees
- Landscaped yard, ideal for family or pets