

**18 Canal Road, Ballina, NSW, 2478**



**House For Sale**

Thursday, 17 October 2024

18 Canal Road, Ballina, NSW, 2478

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Great family home in a convenient location

Enjoying a peaceful position opposite Fripp Oval, this large 695m<sup>2</sup> block with Medium Density Zoning offers exciting scope to personalise. Featuring an original three bedroom home with a spacious backyard and room for a pool (STCA), it's an appealing option for families, renovators or investors. Walk to the local community gardens and enjoy close access to Ballina Fair and River Street.

- Large, level 695m<sup>2</sup> block in a quiet street enjoys leafy views to the oval
- Relax on the covered north facing front porch and enjoy the sunny aspect
- Spacious lounge room features air conditioning and flows to the dining area
- Original yet neat and tidy kitchen plus a family bathroom with sunken tub
- Three bedrooms all with ceiling fans, laundry room with shower and WC
- Entertain under the covered BBQ area overlooking the large level backyard
- Ample room to add a pool STCA, great yard for children and pets to enjoy
- Drive through lock-up 9m long single garage plus off-street driveway parking
- Perfect blank canvas property with the flexibility of Medium Density Zoning
- Stroll to Saunders Oval or Ballina TAFE, 3 mins to the RSL and River Street