



109 Swift Street, Ballina




## Opportunity Awaits

Opportunity awaits with this versatile dual-occupancy property set on a generous 867m<sup>2</sup> block.

Upstairs presents in original condition, offering a fantastic opportunity to renovate and add value. Featuring 3 bedrooms, 1 bathroom it's the perfect blank canvas for those looking to create their dream space or enhance investment potential.

Downstairs has already been tastefully renovated and is currently leased, providing immediate rental income. This level includes 3 bedrooms, 1 bathroom, and a spacious entertaining area ideal for relaxed living and hosting.

Whether you're an investor seeking dual-income potential or a homeowner looking for flexible living options, this property delivers space, scope, and strong future upside.

6  2  1 

**FOR SALE**

\$1,000,000 - \$1,100,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Ballina

(02) 6686 2711

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 **LJ Hooker**

## MORE DETAILS

Property ID 1YQUF5A  
Property Type House  
Land Area 867 m2  
Including Toilets (3)  
Floorboards  
Built-in-Robes  
Fully Fenced

**Shae Reuss 0449022660**

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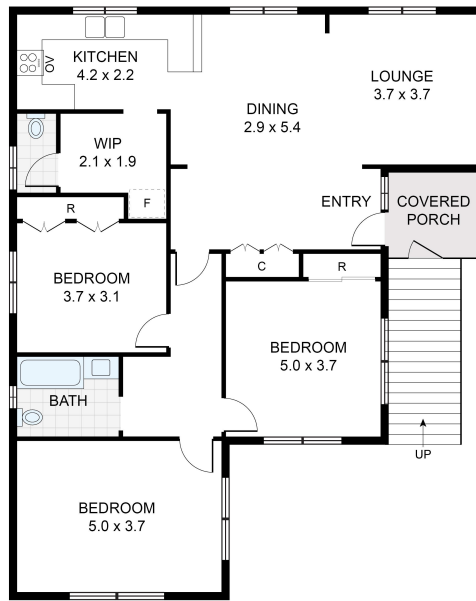
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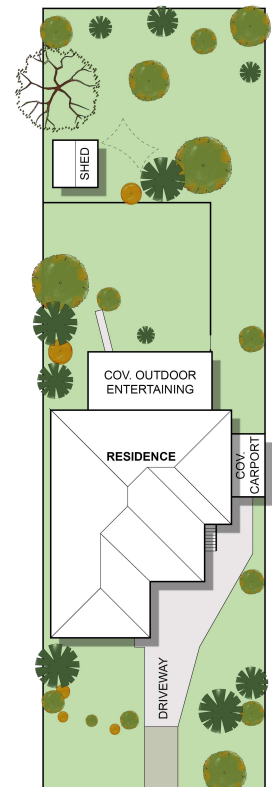




UPPER FLOOR: 123m<sup>2</sup>



GROUND FLOOR : 116m<sup>2</sup>



SWIFT STREET  
SITE PLAN

APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 239m <sup>2</sup>
EXTERNAL FLOOR SPACE - 55m <sup>2</sup>
COVERED CARPORT

## 109 Swift Street, Ballina

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