

## Ballina, 2 Bangalow Road

### A World Of Opportunity

Occupy, Invest or Redevelop – The choice is yours with this property. Situated in a central Ballina location, you can work with the current home and make it your own or you could capitalise on the central location and R3 Medium Density Zoning which provide you numerous redevelopment options (STCA).

Current situation:

- 3 bedroom, 1 bathroom cottage style abode with timber flooring
- Plus secondary 1 bedroom, 1 bathroom studio
- Prime location walking distance to shopping centres, hospital & Cherry Street Sports Club
- 562m2 R3 Medium Density block
- Side access to yard
- Potential for a medical style practice (STCA)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

\$679,000

**View**

[ljhooker.com.au/1WA0F5A](http://ljhooker.com.au/1WA0F5A)

**Contact**

**Luke Shay**

0416 275 607

[luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

**LJ Hooker Ballina**  
**(02) 6686 2711**

For more information please contact Luke Shay 0416 275 607

## More About this Property

**Property ID** 1WA0F5A

**Property Type** House

**Land Area** 562.8 m<sup>2</sup>

### Luke Shay

Salesperson | [luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

### LJ Hooker Ballina (02) 6686 2711

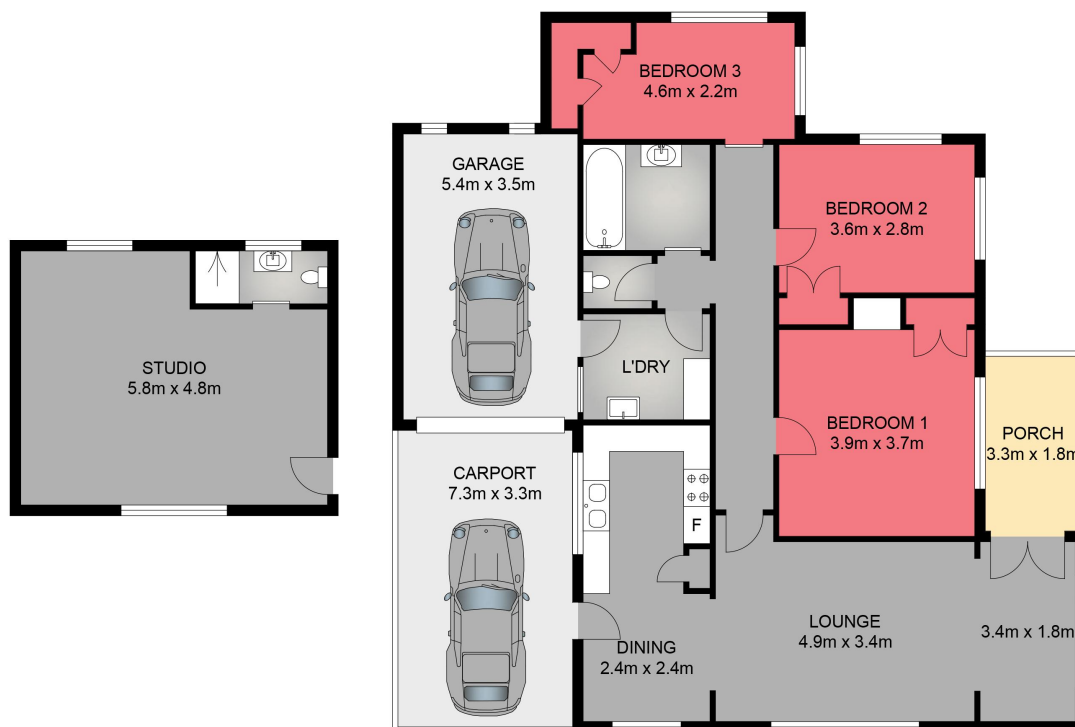
87 - 89 River Street, BALLINA NSW 2478

[ballina@ljhooker.com.au](mailto:ballina@ljhooker.com.au) | [ballina@ljhooker.com.au](mailto:ballina@ljhooker.com.au)



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Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries © visionmedia.vision 2023.

INT : 97.50m<sup>2</sup>  
EXT : 5.9m<sup>2</sup>  
STUDIO : 27.8m<sup>2</sup>  
GARAGE : 17.8m<sup>2</sup>  
CARPORT : 18.5m<sup>2</sup>



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