



41 Kerr Street, Ballina

## Affordable Home with Large Backyard & Development Potential

Positioned in a central location between Ballina's main street and major shopping centres, you can enjoy the ease of walking to shops, schools, clubs, and the beautiful Richmond River. This affordable home offers unbeatable convenience with exciting future potential.

The home is ready to move straight in, featuring a modern kitchen and bathroom and a spacious open plan layout. Step outside to an excellent covered patio, perfect for entertaining, which overlooks a large, fully fenced backyard ideal for kids, pets, or future plans.

Set on a generous 815m2 block, the property is zoned R3 Medium Density, offering outstanding development potential (STCA).

### Key Features:

- Affordable, move-in-ready home
- Prime central Ballina location
- Walk to shops, schools, clubs & Richmond River
- Modern kitchen and bathroom
- Covered outdoor patio

4 1 3

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 21st Feb @ 10:00AM - 10:30AM

**AGENTS**  
Luke Shay  
0416 275 607  
luke.shay@ljhooker.com.au

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

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.



- Large, fully fenced backyard
- Double lock up shed
- R3 Medium Density zoning, future development potential

Whether you're a first-home buyer, investor, or developer, this property offers lifestyle, location, and opportunity in one complete package.

## MORE DETAILS

Property ID	1YJEF5A
Property Type	House
Land Area	815 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Secure Parking Fully Fenced

**Luke Shay 0416 275 607**

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

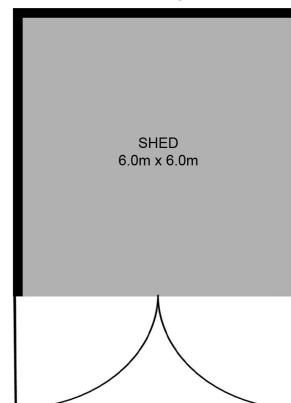
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Shed not in position



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INT : 102.8m<sup>2</sup>  
EXT : 75.5m<sup>2</sup>  
SHED : 36.0m<sup>2</sup>  
GARAGE : 15.5m<sup>2</sup>



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 **LJ Hooker**