



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 815m<sup>2</sup> 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  
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### AGENCY

LJ Hooker Ballina  
(02) 6686 2711

- 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.

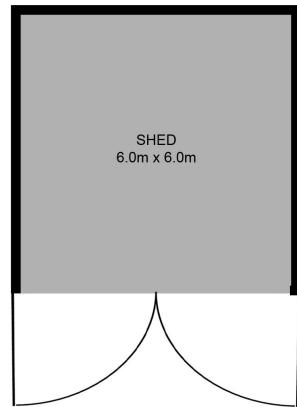
## MORE DETAILS

Property ID	1YJEF5A
Property Type	House
Land Area	815 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining Floorboards Secure Parking Fully Fenced





Shed not in position



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.  
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 **LJ Hooker**

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

