



61 Clavan Street, Ballina

## Great Family Home

Positioned in a central, family-friendly location, this well-presented home offers a practical layout with generous space throughout. The home includes four bedrooms plus a separate study. The master bedroom features a private ensuite, while the remaining bedrooms include built-in storage and are serviced by a central family bathroom. A formal lounge sits at the front of the home, with an open-plan kitchen, dining, and family area at the rear. The main living zone opens directly to an enclosed outdoor entertaining area, providing additional usable space year-round.

Outside, there is a large backyard and a substantial powered shed. The single garage offers drive-through access for additional vehicles or trailers. Solar panels and a solar hot water system.

Property Features:

- 4 bedrooms plus study
- 2 living areas
- Master with ensuite
- Enclosed outdoor entertaining area
- Large shed with power
- Single garage with drive-through access
- Solar panels & solar hot water system
- This property did not have any water through it during the 2022 floods

4 2 1

**FOR SALE**

\$965,000 - \$995,000

**AGENTS**

Shae Reuss  
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Luke Shay  
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**AGENCY**

LJ Hooker Ballina  
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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.

LJ Hooker

## MORE DETAILS

Property ID 1YDKF5A  
Property Type House  
Land Area 743 m2  
Including Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Solar Panels

### Shae Reuss 0449022660

Sales Consultant | [shae.reuss@ljhooker.com.au](mailto:shae.reuss@ljhooker.com.au)

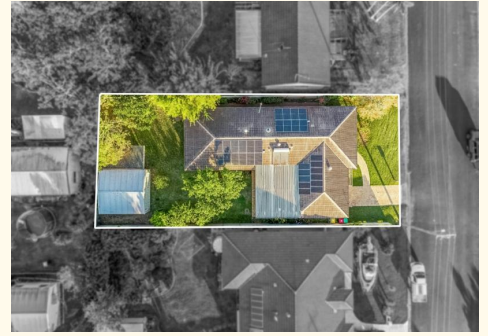
### Luke Shay 0416 275 607

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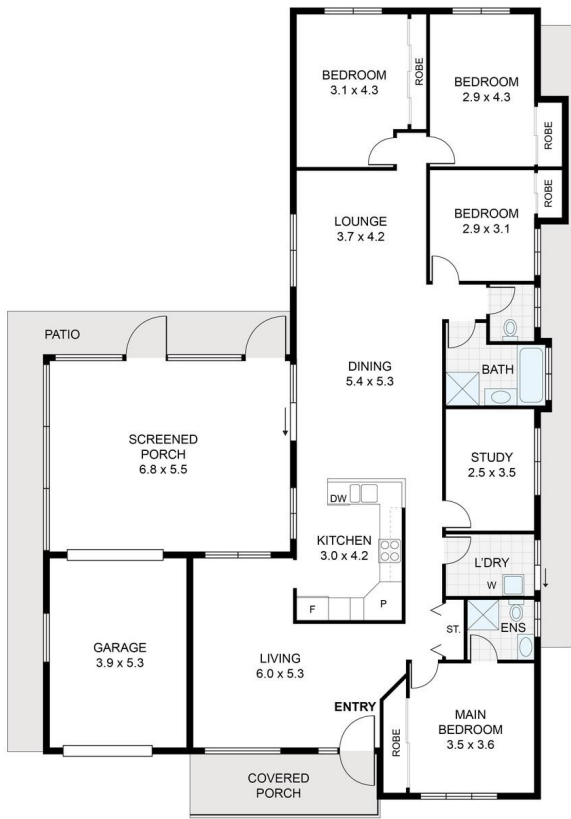
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87 - 89 River Street, BALLINA NSW 2478

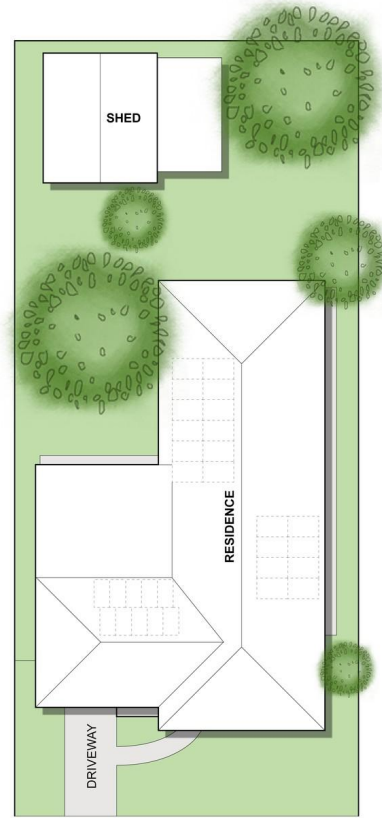
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RESIDENCE : 230m<sup>2</sup>



CLAVAN STREET

SITE PLAN

## 61 Clavan Street, Ballina

Floor Plan Disclaimer: Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries. Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



### APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 210m<sup>2</sup>

EXTERNAL FLOOR SPACE - 50m<sup>2</sup>

GARAGE - 20m<sup>2</sup>

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