



3/9 Henry Philp Avenue, Ballina

2  1  1 

## Prime Riverside Location

Positioned just one minute from the river and close to the boat ramp and playground, this updated 2 bedroom unit offers the perfect blend of lifestyle and convenience, all within a short stroll to town.

Enjoy low-maintenance living and unbeatable access to outdoor recreation. Spend your days boating, fishing, or relaxing by the water, then walk into town for shopping, dining, and local amenities.

Features include:

- Two generous bedrooms
- Renovated kitchen with granite benchtops
- Updated interiors throughout
- Private carport
- New carpet
- 1 minute to the river
- Close to boat ramp and playground
- Short stroll to town

An ideal opportunity for first-home buyers, downsizers, or investors seeking location and lifestyle.

**FOR SALE**  
Contact Agent

### AGENTS

Travers Golding  
0481 257 710  
travers.golding@ljhooker.com.au

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.

 **LJ Hooker**

## MORE DETAILS

Property ID 1YNSF5A  
Property Type Unit  
Including Balcony  
Built-in-Robes

### Travers Golding 0481 257 710

Salesperson | [travers.golding@ljhooker.com.au](mailto:travers.golding@ljhooker.com.au)

### Luke Shay 0416 275 607

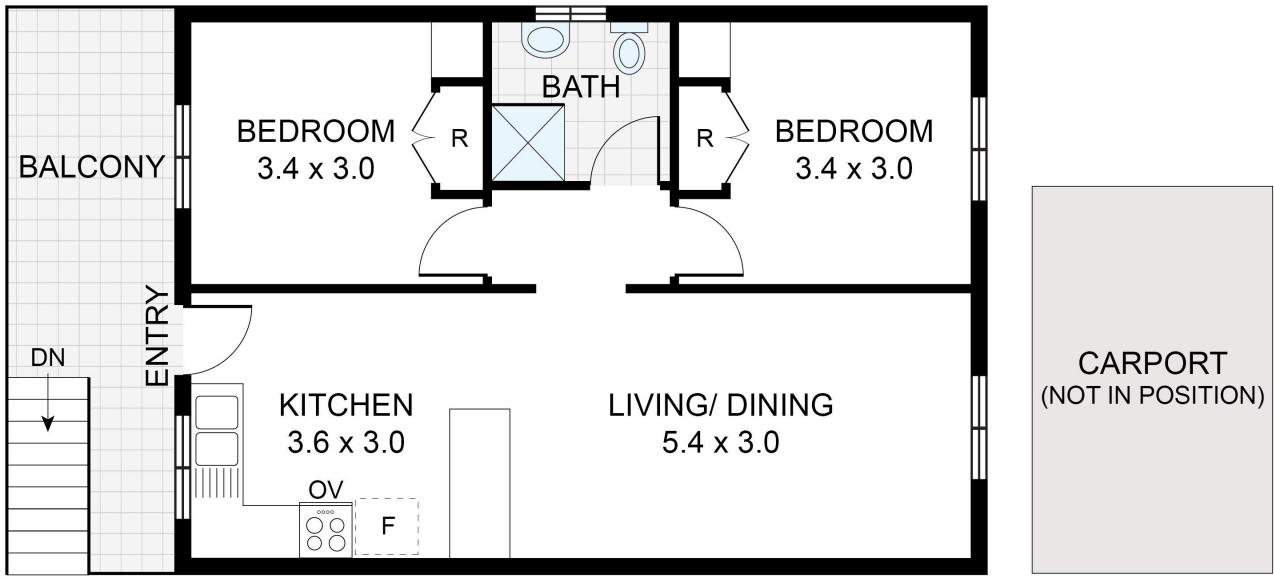
Salesperson | [luke.shay@ljhooker.com.au](mailto:luke.shay@ljhooker.com.au)

### LJ Hooker Ballina (02) 6686 2711

87 - 89 River Street, BALLINA NSW 2478

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





**3/9 Henry Philp Avenue, 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 / 0413978054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE -	54m <sup>2</sup>
EXTERNAL FLOOR SPACE -	8m <sup>2</sup>
CARPORT	

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.

