



1/22 Bentinck Street, Ballina

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Easy care villa in the heart of Ballina

Ideally positioned just moments from Ballina's town centre, this light-filled three-bedroom villa presents the perfect opportunity for downsizers, first-home buyers, or investors seeking a convenient, low-maintenance lifestyle.

Privately set at the front of a well-maintained complex of just three, the home offers a functional layout designed for comfort and practicality. The generous open-plan living and dining area is filled with natural light, providing a welcoming space for everyday living and entertaining.

The kitchen is neat and well-equipped, featuring electric appliances, ample cupboard storage, and generous bench space.

All three bedrooms are spacious and positioned off a separate hallway for privacy. Each room includes a built-in wardrobe, while the layout ensures quiet retreat from the main living zone.

The two-way main bathroom is both practical and well-maintained, complete with a separate shower and bathtub. It connects conveniently to the master bedroom while also serving guests and

FOR SALE
Contact Agent

AGENTS

Travers Golding
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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.

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other occupants.

Additional features include a single lock-up garage with internal access, as well as a low-maintenance courtyard with room to relax outdoors.

Located within walking distance to Ballina's cafes, shops, medical centres, and the Richmond River, this villa offers an unbeatable lifestyle of accessibility and low upkeep..

- Three bedrooms, all with built-in wardrobes
- Bright and airy open-plan living and dining area
- Well-appointed kitchen with ample storage and bench space
- Two-way bathroom with separate shower and bathtub
- Single lock-up garage with internal access
- Small, well-kept complex of three villas

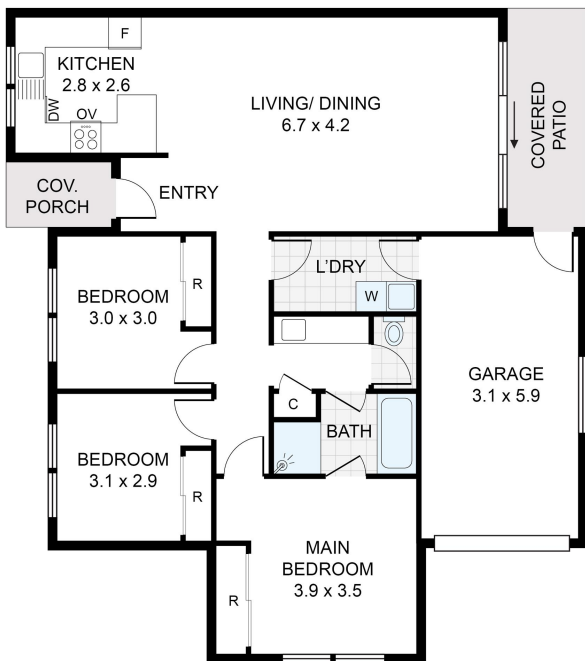
MORE DETAILS

Property ID	1YJ8F5A
Property Type	Villa
Land Area	352 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced

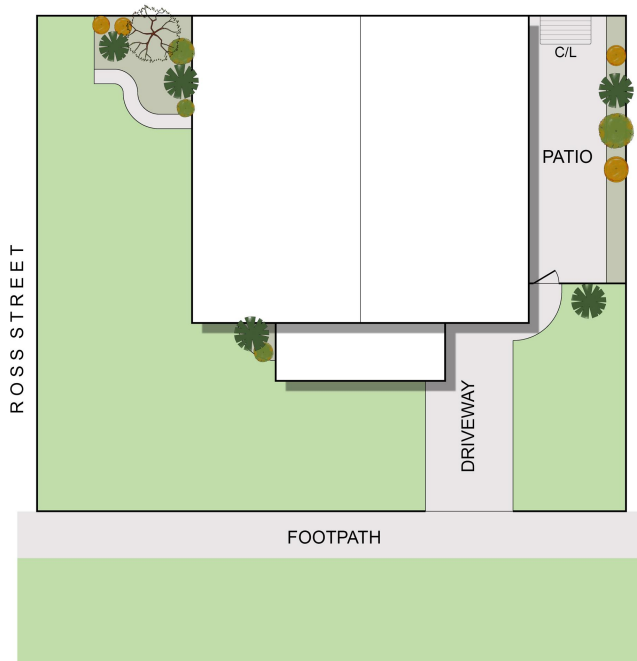
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RESIDENCE : 113m²



BENTINCK STREET
SITE PLAN

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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 - 95m ²
EXTERNAL FLOOR SPACE - 12m ²
GARAGE - 18m ²

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