







30 Shelly Beach Road, East Ballina

Extremely Rare Shelly Beach Road Opportunity

An extraordinary opportunity awaits in one of the area's most tightly held coastal locations, positioned directly opposite the beach and just a short stroll from local cafés and restaurants, with an easy bike ride into town.

Set on a substantial 727m2 parcel zoned R3 Medium Density, this property offers an exceptional combination of land size, location and future potential appealing to investors, developers and those seeking to create their ultimate coastal residence.

Currently configured as two separate flats, the property provides an established rental history and the opportunity to generate immediate income while you consider your future plans.

The possibilities include:

- Build your dream coastal home in an enviable beachside setting
- Explore the potential for unit development (STCA)
- Invest and hold while planning for future development

With the beach virtually at your doorstep and everyday amenities close by, this is a rare opportunity to secure a substantial coastal

2 2 2

FOR SALE
$1,900,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

landholding in a tightly held position.

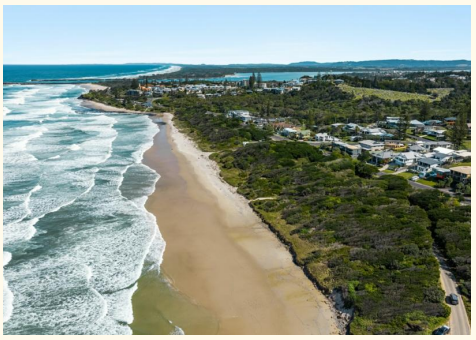
Opportunities combining this calibre of land, zoning, location and development potential don't come along very often.

Don't miss your chance to secure this outstanding Shelly Beach Road opportunity.

MORE DETAILS

Property ID	1Z2HF5A
Property Type	House
Land Area	727 m2











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INT : 102.1m²
EXT : 45.6m²

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