



6 Ocean Avenue, East Ballina

Ultra rare beachside opportunity

Set in one of East Ballina's most desirable and tightly held pockets, 6 Ocean Avenue presents an outstanding opportunity to secure a premium coastal landholding. Spanning a level 1,553m² and backing directly onto a peaceful reserve, this site combines space, privacy, and lifestyle in a location that's hard to top.

With Angels Beach, Shelly Beach, and popular local cafés all just moments away, the setting delivers the quintessential East Ballina way of life, morning swims, coastal walks, and an easy connection to everything the area is known for. The block sits in an elevated position, catching refreshing sea breezes and offering an ideal foundation for a quality new build, renovation or a standout development.

Adding to its appeal, the property comes complete with DA-approved plans for four architect-designed townhouses, allowing the next owner to move forward with confidence or tailor the site to suit their own vision (STCA). Opportunities of this scale and proximity to the beach are few and far between, making 6 Ocean Avenue a rare find.

Key features:

- Premium, level 1,553m² block
- Elevated position capturing coastal breezes

2 2 1

FOR SALE

Expressions of Interest

VIEW

Sat 21st Feb @ 10:00AM - 10:30AM

AGENTS

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

Dean Shay
0404 442 696
deanshay@ljhooker.com.au

AGENCY

LJ Hooker Ballina
(02) 6686 2711

- DA-approved plans for four architect-designed townhouses
- Backs directly onto reserve for added privacy and outlook
- Walk to Angels Beach, Shelly Beach, and popular cafés
- Quiet, highly sought-after East Ballina location
- Exceptional potential for developers or those looking to build a dream home
- Ample room for sheds, pools and various additions STCA.

MORE DETAILS

Property ID	1YKYF5A
Property Type	House
Land Area	1553 m2
Including	
	Ensuite
	Toilets (2)
	Dishwasher
	Built-in-Robes



Travers Golding 0481 257 710
 Salesperson | travers.golding@lhooker.com.au
Dean Shay 0404 442 696
 Sales & Leasing Manager | deanshay@lhooker.com.au

LJ Hooker Ballina (02) 6686 2711
 87 - 89 River Street, BALLINA NSW 2478
ballina.ljhooker.com.au | ballina@ljhooker.com.au





FIRST FLOOR : 104m²

FIRST FLOOR : 110m²

FIRST FLOOR : 110m²

FIRST FLOOR : 107m²



6 Ocean Avenue, East 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 - 863m²

EXTERNAL FLOOR SPACE - 120m²

GARAGE - 158m²

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.

