



2/17-19 Anderson Street, East Ballina




## East Ballina Villa

Set in a sought-after pocket of East Ballina, this 2-bedroom villa offers the perfect blend of lifestyle and convenience.

Just a short walk to local schools, daycare centres, shops, and the golf course, everything you need is right at your doorstep.

Ideal for first-home buyers, downsizers or investors, this low-maintenance villa features two bedrooms, a central bathroom with a separate toilet, spacious living area, single lock-up garage, and a generous backyard that backs onto a reserve.

Don't miss this fantastic opportunity to secure a property in the heart of East Ballina!

2  1  1 

**FOR SALE**  
\$730,000

### AGENTS

Shae Reuss  
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Dean Shay  
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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.

 **LJ Hooker**

## MORE DETAILS

Property ID 1Y5BF5A  
Property Type Villa  
Including Air Conditioning  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking  
Fully Fenced

### Shae Reuss 0449022660

Sales Consultant | shae.reuss@ljhooker.com.au

### Dean Shay 0404 442 696

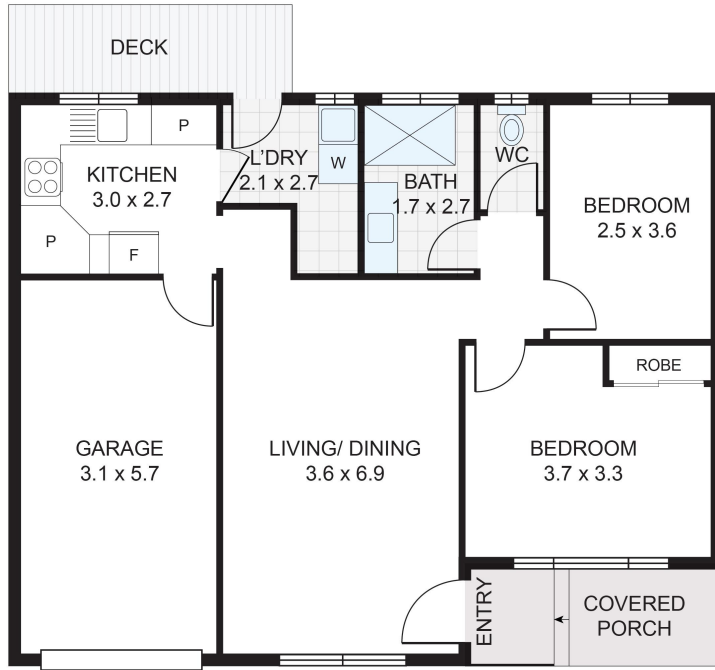
Sales & Leasing Manager | deanshay@ljhooker.com.au

### LJ Hooker Ballina (02) 6686 2711

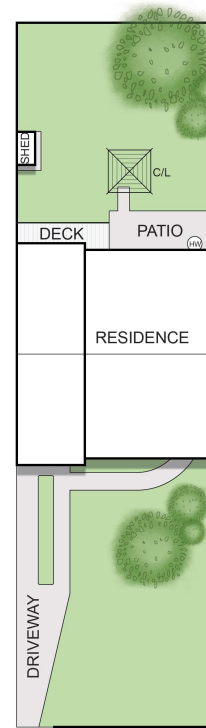
87 - 89 River Street, BALLINA NSW 2478

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RESIDENCE : 86m<sup>2</sup>



ANDERSON STREET  
SITE PLAN

17 Anderson Street, 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: (41)3979564 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 69m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 14m <sup>2</sup>
GARAGE	- 17m <sup>2</sup>

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