



260 Sneesbys Lane, East Wardell

Coastal Escape on a Level Acre Between the River & Ocean




Welcome to your own private slice of paradise - a level 1 acre property, perfectly positioned between the Richmond River and the Pacific Ocean, offering a dream lifestyle for fishing and surfing enthusiasts.

This modern 3-bedroom home features:

- Master suite with walk-in robe & ensuite
- Light-filled open-plan living and dining
- Peaceful rural outlook over surrounding farmland
- Ample space for sheds, boats or veggie gardens
- Quiet, coastal setting with abundant birdlife
- Outstanding opportunity to add serious value and build a second home (STCA)

Enjoy the best of both worlds - tranquil country vibes, just 5 minutes to Wardell township and only 20 minutes to Ballina for all your shopping, schooling and airport needs.

Whether you're chasing waves, casting a line, or simply unwinding in nature, this rare lifestyle opportunity won't last long.

3  2  2 

FOR SALE
\$860,000 - \$900,000

AGENTS

Luke Shay
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Michael Shay
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AGENCY

LJ Hooker Ballina
(02) 6686 2711

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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 1YDQF5A
Property Type House
Land Area 4291 m2

Luke Shay 0416 275 607

Salesperson | luke.shay@ljhooker.com.au

Michael Shay 0427 862 711

Licensee | mshay.admiral@ljhooker.com.au

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87 - 89 River Street, BALLINA NSW 2478

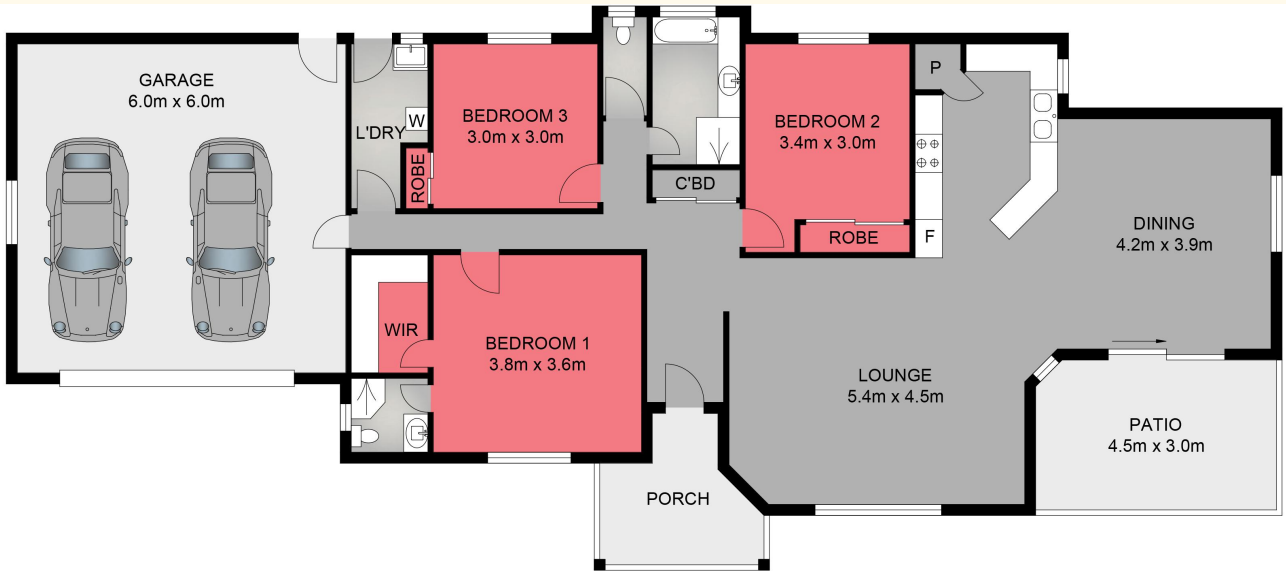
ballina.ljhooker.com.au | ballina@ljhooker.com.au



Lifestyle Shot



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INT : 116.2m²
 EXT : 18.1m²
 GARAGE : 36.0m²



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