



858 River Drive, Empire Vale

## Waterfront - Coastal Acreage

Set on 2.5 acres, the two-storey brick home enjoys sweeping views of the Richmond River, farmland, and surrounding hills. Designed to maximise natural light, the north-facing home features four spacious bedrooms, three bathrooms, a country-style kitchen, cocktail bar, media room, and multiple living area, all with scenic outlooks.

A separate, modern studio sits privately away from the main house. It's fully self-contained with open-plan living, kitchenette, bathroom, laundry, and large windows overlooking the river—ideal for guests or extended family.

The land is flat, fertile, and easy to maintain, with established gardens, citrus trees, and plenty of space for growing your own produce.

Additional features include a large shed with office space, a double garage, and room for extra storage for boats, caravans, or vehicles.

### Key Features:

- 4 bedrooms, 3 bathrooms
- Multiple living areas including media room
- River-facing verandah and upstairs deck
- Self-contained granny flat with carport
- Large shed with office space
- Ceiling fans, gas outlet, and wood fire in studio

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### FOR SALE

\$1,540,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Alstonville  
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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.



Conveniently located just 5 km to West Ballina (via Burns Point Ferry), 12 km to Ballina-Byron Airport, and 40 km to Byron Bay. South Ballina Beach is just 3 km away, perfect for whale watching and spotting dolphins.

A rare lifestyle property just minutes from Ballina, this elegant home offers peaceful rural living close to town and the beach. A versatile waterfront property offering space, privacy, and a relaxed coastal lifestyle.

NB. Positioned on elevated land, the home was not affected by the 2022 floods.

Please feel welcome to inspect with exclusive agent Gabrielle Thompson.

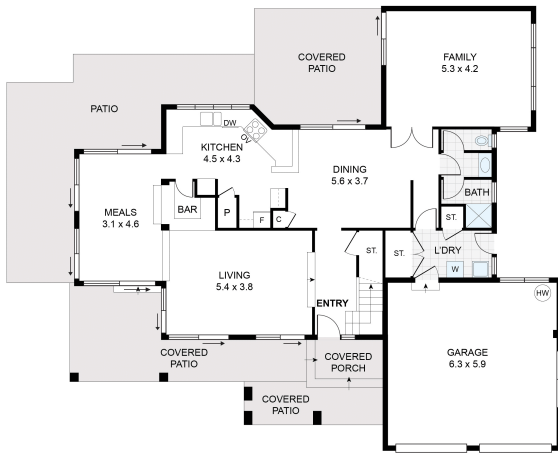
## MORE DETAILS

Property ID	16NVF55
Property Type	AcreageSemi-rural
House Size	337 m2
Land Area	2.47 acre
Including	Air Conditioning Spa Fire Place Courtyard Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage Water Tank

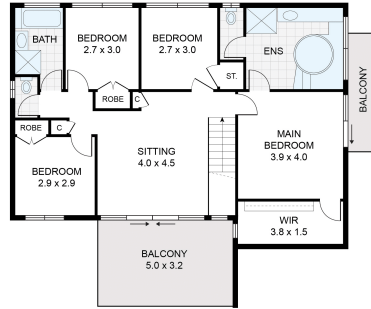
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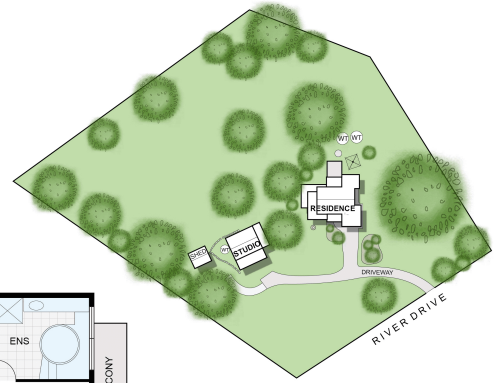




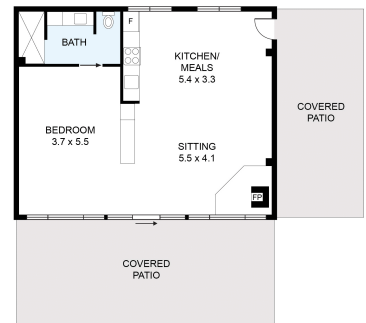
GROUND FLOOR : 166m<sup>2</sup>



FIRST FLOOR : 99m<sup>2</sup>



SITE PLAN



STUDIO : 72m<sup>2</sup>

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APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 300m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 174m <sup>2</sup>
GARAGE	- 37m <sup>2</sup>

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