

## West Ballina, 25 Dolphin Drive

Entry-Level Home in Ballina Quays – Your Dream Starts Here!

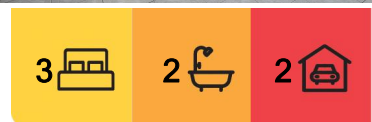
Nestled in the heart of the Ballina Quays Estate, this single level brick and tile home is the perfect entry point into this sought-after neighbourhood. Boasting a combination of comfort, convenience and great potential, this residence will have broad appeal amongst a wide range of buyers. Whether it be first home owners, retirees, investors or the like.

Key Features:

- Enjoy two spacious and versatile living spaces, providing room for relaxation and entertainment for the whole family.
- Three good sized bedrooms including a master bedroom with its own ensuite for added privacy and convenience.



**Disclaimer:** 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.



**For Sale**

\$780,000 – \$850,000

**View**

[ljhooker.com.au/1WZ0F5A](http://ljhooker.com.au/1WZ0F5A)

**Contact**

**Dean Shay**

0404 442 696

[deanshay@ljhooker.com.au](mailto:deanshay@ljhooker.com.au)

**Shae Reuss**

0449022660

[shae.reuss@ljhooker.com.au](mailto:shae.reuss@ljhooker.com.au)

**LJ Hooker Ballina**  
**(02) 6686 2711**

-Year round comfort with air-conditioning system, ensuring a pleasant living environment.

-Double garage with drive-through to the back yard.

-Covered outdoor space, perfect for BBQs and gatherings.

-Embrace a healthy lifestyle with your own on-site veggie and herb gardens, providing fresh and organic produce at your fingertips.

-Garden shed for storing tools and equipment, keeping your outdoor space organised and tidy.

This property offers incredible potential for you to add your personal touch and create the home of your dreams. The Ballina Quays neighbourhood is renowned for its welcoming community, proximity to amenities, and serene living by the water. Close to Ballina West Shopping Centre, Bunnings, Emmanuel Anglican College, Westower Tavern, Dan Murphy's & the boat ramp to the Richmond River is not far.

Our overseas owner is divesting, don't miss out on the chance to secure your spot and enjoy the relaxed coastal lifestyle of Ballina Quays.

Your new chapter begins here!

Contact Dean Shay on 0404 442 696

## More About this Property

<b>Property ID</b>	1WZ0F5A
<b>Property Type</b>	House
<b>Land Area</b>	663 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Dean Shay 0404 442 696**

Sales & Leasing Manager | [deanshay@ljhooker.com.au](mailto:deanshay@ljhooker.com.au)

**Shae Reuss 0449022660**

Sales Consultant | [shae.reuss@ljhooker.com.au](mailto:shae.reuss@ljhooker.com.au)

**LJ Hooker Ballina (02) 6686 2711**

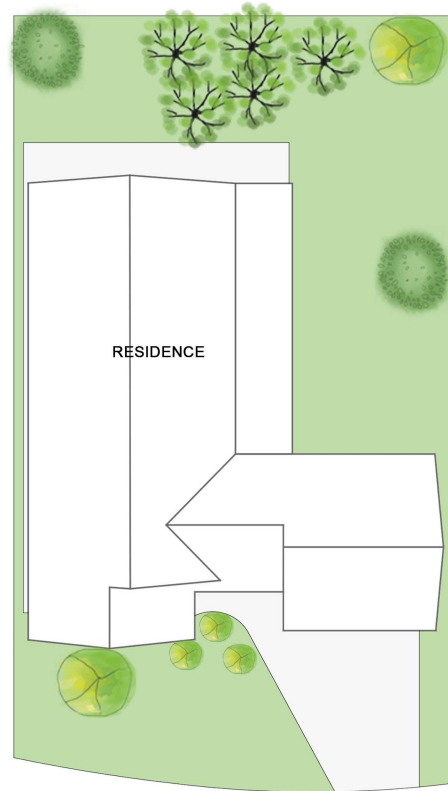
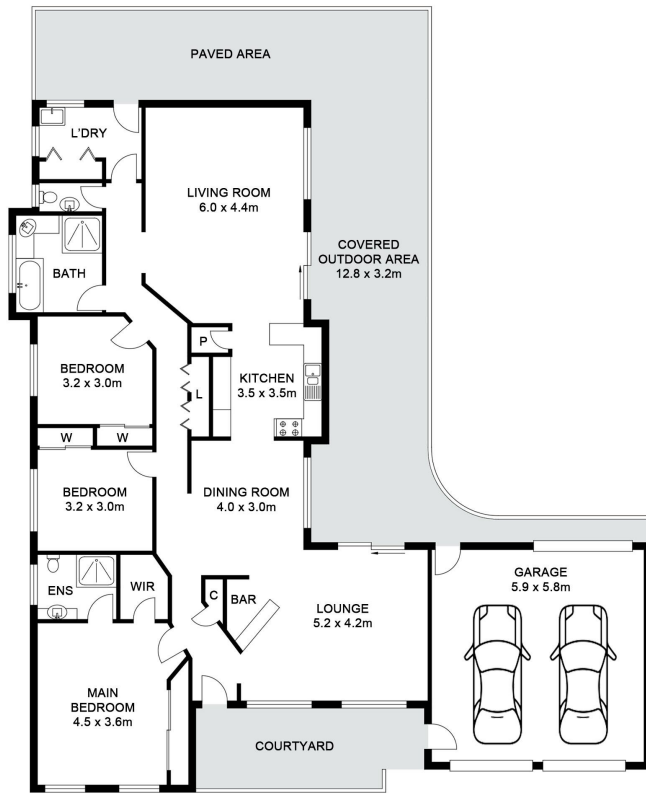
87 - 89 River Street, BALLINA NSW 2478

[ballina.ljhooker.com.au](http://ballina.ljhooker.com.au) | [ballina@ljhooker.com.au](mailto:ballina@ljhooker.com.au)



**LJ Hooker Ballina  
(02) 6686 2711**

**Disclaimer:** 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.



SITE PLAN  
(NOT TO SCALE)

25 Dolphin Drive, West 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 / (04) 13379004 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



APPROXIMATE AREAS	
INTERNAL FLOOR SPACE -	148m <sup>2</sup>
EXTERNAL FLOOR SPACE -	84m <sup>2</sup>
GARAGE -	35m <sup>2</sup>



**LJ Hooker Ballina**  
**(02) 6686 2711**

**Disclaimer:** 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.