

## West Ballina, 61 Dolphin Drive

### North-Facing Waterfront Living with Private Boat Ramp and Pontoon

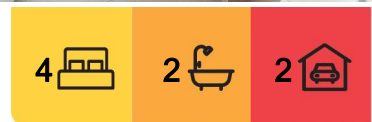
Offering an idyllic waterfront lifestyle, this immaculate family home combines thoughtful design with direct water access and a prized north-facing aspect. Set in a peaceful and sought-after location, the property features a full water frontage, complete with a private boat ramp, pontoon, and easy access to the water's edge via built-in steps-ideal for boating, kayaking, or simply soaking up the serene surrounds.

Inside, the home impresses with spacious open-plan living, where tasteful colour selections and generous windows showcase stunning water views from the kitchen, dining, and living zones. The kitchen is both stylish and functional, featuring quality Westinghouse appliances, a walk-in pantry, stone benchtops, and a dishwasher-perfect for everyday living and entertaining.

Accommodation includes four bedrooms, with the fourth offering flexibility as a home office



**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**  
\$1,250,000 - \$1,300,000

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By Appointment

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

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

or nursery. The master suite enjoys peaceful water views, built-in robes, and ensuite.

Outdoors, the home continues to deliver with established gardens and a generous north-facing alfresco area ideal for hosting guests or enjoying a quiet morning by the water.

## More About this Property

<b>Property ID</b>	1Y20F5A
<b>Property Type</b>	House
<b>Land Area</b>	715.9 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

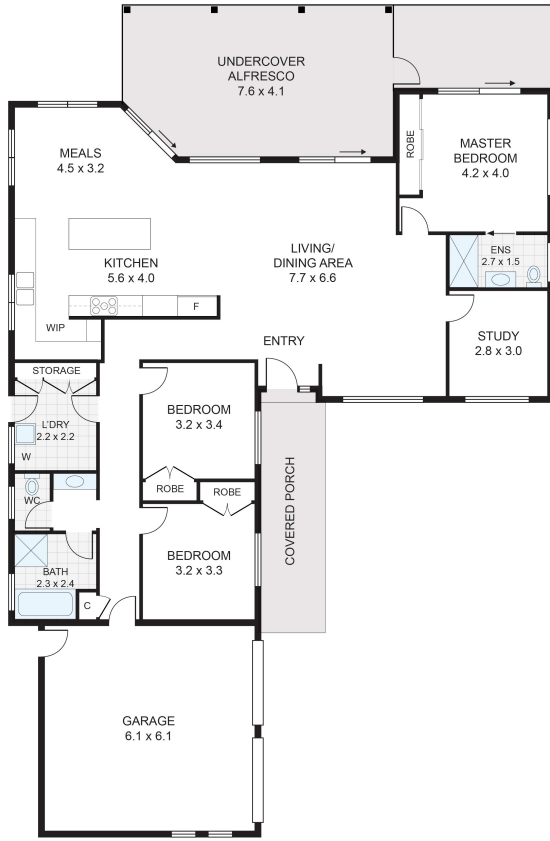
**Travers Golding 0481 257 710**  
Salesperson | [travers.golding@ljhooker.com.au](mailto:travers.golding@ljhooker.com.au)

**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)

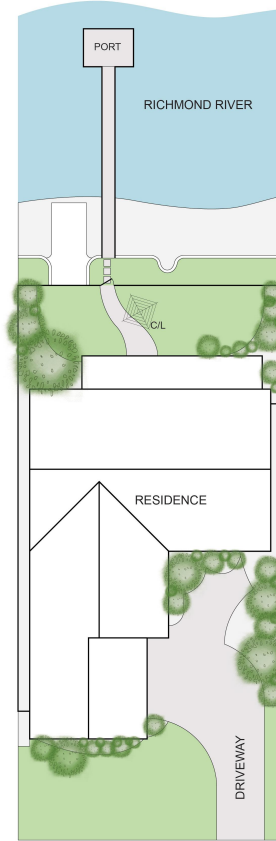


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FLOOR PLAN



SITE PLAN

## 61 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 / 0413379054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



**APPROXIMATE AREAS**

INTERNAL FLOOR SPACE - 165m<sup>2</sup>

EXTERNAL FLOOR SPACE - 58m<sup>2</sup>

GARAGE - 37m<sup>2</sup>



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