

Sold



280 River Dr, East Wardell



## SOLD BY MELANIE STEWART

Located in a whisper quiet, semi-rural neighbourhood, just 10 minutes to Alstonville Village and the coastal town of Ballina, this delightful property would make a fabulous home for families. It would also suit people downsizing from large properties who are still seeking the benefits of acreage living, without the maintenance!

Sitting on a small, completely flat acreage allotment is this character filled timber home which has been built and styled in a federation design.

The home is built from quality timber and has a bullnose verandah that surrounds the home. There are plenty of beautiful places to sit, relax or entertain with friends while looking across to glorious Richmond River and water views. The home features a formal living and dining room with french doors and high ceilings, a well equipped kitchen with ample

3 2 6

**Price** SOLD for  
\$690,000

**Property Type** Residential

**Property ID** 1105

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville  
3 Lismore Rd Alstonville, NSW,  
2477 Australia  
02 66281100



storage and a casual eating and family room complete with a wood combustion heater.

There are three generous bedrooms all with built in robes, the main bedroom opening onto a side verandah. There is a beautiful timber bathroom and a separate toilet. The home is light filled with large windows and doors to allow lovely cool breezes in summer.

There is a spacious, enclosed sunroom that can be open up to enjoy a outdoor covered entertainment area. This unique, cottage styled home is surrounded with pretty and well established, easy care gardens of flowering shrubs, roses and natives.

Through a covered breezeway is a large separate shed with a separate laundry and kitchenette/ laundry, making for great car accommodation, storage and workshop space or could easily be converted to a second dwelling or studio. Along with several other outer buildings, tractor sheds and carports, home handymen will love the extra storage space or room for extra vehicles or the van or boat.

This 1 acre parcel of land is nestled in a picturesque pocket, is extremely private and set back from the road, stroll to great fishing spots, the boat ramp and the car ferry to Ballina, and is just minutes to the local primary school and South Ballina beaches. There is a winter and summer verandah so you can enjoy both spectacular sunsets and warm, toasty sunshine in the cooler months; and gentle, easterly sea breezes from the front verandah in the summer months - it is perfect alfresco relaxation for all seasons!

This block is fully usable and pristine; there is plenty of room for further infrastructure of more sheds or an inground swimming pool – or both, as well as room to extend the home, if desired. There is a grove of well-established, mature trees surrounding the property, and an abundance of wildlife. There is also plenty of water with a bore in place on the property.

It is quite an idyllic lifestyle for lovers of fresh air, nature, and tranquillity; a little pocket of hinterland bliss.

This charmer would suit a range of buyers from entry level through to downsizers and those seeking a tree change, or if you are a young couple or family starting out. The current owner built the home and it is now time for her to retire to her dream villa in Ballina.

Call exclusive agent Melanie Stewart on 0421 560 936 to enquire about this fabulous opportunity to acquire a speciality home on a desirable block right on the river!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.