



254 River Dr, East Wardell



## "River View" - Living the Dream!

Sitting on a flat half acre (approx.) in a fabulous location right opposite the river, this property presents beautifully as the current owners have done an amazing job of renovating it to a very high standard. The home allows for an excellent separation of living. It is a home for families and active retirees. There is a lot to be impressed about with this property - flat land, a comfortable and stylish home, great entertaining areas, sheds, and river frontage!

The home features formal and casual living areas and a large entertainment deck at the front overlooking the water. On the upper level there are three bedrooms, a renovated bathroom and a functional, solid timber kitchen. There is a rear entertaining area adjoining a funky pool to cool off in on those hot summer days.

Downstairs there is a large, tandem garage, workshop, and a

4 2 6

**Price** SOLD for  
\$1,025,000

**Property Type** Residential

**Property ID** 1604

**Agent Details**  
Melanie Stewart - 0421560936

**Office Details**  
Alstonville  
2 Willie Wagtail Pl Alstonville,  
NSW, 2477 Australia  
02 66281100



separate area which is currently used as a guest retreat. There is also a large rumpus room complete with bar - this area could easily be converted to a separate studio or granny flat or just utilised as a space to be enjoyed for family gatherings or extra room for the hobby enthusiast.

At the rear of the block is a large separate shed with power which is great for extra car accommodation, a large workshop and for storage of all the boy toys. There is a good home orchard with a variety of fruit trees as well as ample space to grow a market garden, or room for an extra dwelling STCA.

This property is position perfect, an easy stroll across the road to the river with a cosy fishing and sitting area already in place, just throw in a line and fish at your leisure. The boat ramp is only a short distance down the road, an easy drive to Wardell, Alstonville, and Ballina along with South Ballina ferry for easy access to Ballina.

Just down the road is Patches Beach. These small lifestyle properties are very rare to find and particularly those opposite the Richmond River so do not miss the opportunity offered here to secure a home that will provide you the best of country and waterfront living.

The current owners are on the move North and are genuine sellers. Interested parties should contact exclusive agent Melanie Stewart on 0421 560 936 to enquire.

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.