



3 Woodburn St, Woodburn



## "Polly" - Desirable Riverside Village Living

Nestled in the heart of town with views over the Richmond River lies this 3 bedroom family home which is just a short stroll to the shops, schools and parks, and with the Richmond River straight across the road to take full advantage of river activities.

With nothing to do, this homes features open plan living with reverse cycle air-conditioning, a modern kitchen with ample storage space, a newly renovated bathroom and enclosed sunroom.

The 3 bedrooms are very spacious and the main bedroom offers a reverse cycle air-conditioner.

The downstairs area is a very spacious and fully concreted area with a double garage, workspace or family room and second toilet and separate laundry area. There is also a concrete pad at

3 1 2

**Price** SOLD for  
\$530,000

**Property Type** Residential

**Property ID** 1677

### Agent Details

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### Office Details

Alstonville  
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concrete and separate laundry area. There is also a concrete pad at front of property to store a boat or caravan.



There is a front covered verandah to take full advantage of the spectacular sunsets over the Richmond River, with low maintenance, established gardens and a fully fenced yard.

Being only a quick 10km drive to the beautiful beaches of Evans Head and approx. 30 mins to Ballina, this is a desirable riverside village property and one that takes full advantage of the relaxed village lifestyle.

This property is currently Leased with rental income of \$460 per week.

Land size: 486.9m<sup>2</sup>

Council Rates: approx. \$379 per quarter

Water Rates: approx. \$275 per quarter

\* This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for functionality purposes. \*

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