

Sold



3 Rifle Range Rd, Wollongbar



## "Gemma"- MUST BE SOLD IN 14 DAYS

Affordable 4 bedroom home in the \$400,000's in Wollongbar(!) - NO STAMP DUTY FOR FIRST HOME BUYERS

Walk in and feel at home in this beautiful lowset home located in a highly desirable and central area of Wollongbar. Light, bright and very spacious it features a fabulous open plan kitchen, dining and lounge area with impressive tiled floors flowing through to the family room.

Nestled upon approximately 708m<sup>2</sup> of established grounds this air-conditioned home is sure to tick a lot of boxes for those who are looking to buy into the market for the first time, needing a single storey home or wanting to add to their existing property portfolio.

The spacious main bedroom features an ensuite and built-in wardrobes and the fourth bedroom has already been

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**Price** SOLD for  
\$470,000

**Property Type** Residential

**Property ID** 702

**Land Area** 708 m<sup>2</sup>

**Agent Details**  
Melanie Stewart - 0421560936

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



established as an excellent location for a home business with its own access from the front verandah.

Outside you are spoilt for choice with alfresco areas both covered and uncovered where you can sit and watch the kids or family pets as they play on the private fenced lawn area.

Gardening tools even have their own home here and can be kept neatly out of sight in the separate garden shed.

For the vehicles there is a tandem lock up garage with the bonus of internal access to the home making all-weather access a breeze. Just 20 minutes drive to the gorgeous beaches of the Ballina Shire we invite you to enjoy the fabulous lifestyle that north coast living gives you.

This is a perfect opportunity to secure a home at an affordable price level in the town of Wollongbar. The current owners are committed to moving so please call Robyn Hunt on 0448 448 758 to arrange a viewing, this one won't last long!

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