



## 5 Smiths Lane Wollongbar NSW

3 2 2

Welcome to 5 Smiths Lane, Wollongbar, nestled in the picturesque Ballina/Byron hinterland. This exceptional development opportunity awaits, boasting a coveted corner position with unparalleled convenience.

### Key Features:

- Development approval in place for 6 x 2 bedroom & 2 x 1 bedroom units/villas - Ready to Build!
- Valuable corner location for maximum visibility and accessibility.
- Walking distance to schools, shops, industrial area, and the local tavern.
- Conveniently positioned next to the Bruxner Highway for easy access to Ballina, local beaches, and Lismore's

[For full version visit the website](https://www.byronbaypropertyvalues.com.au)

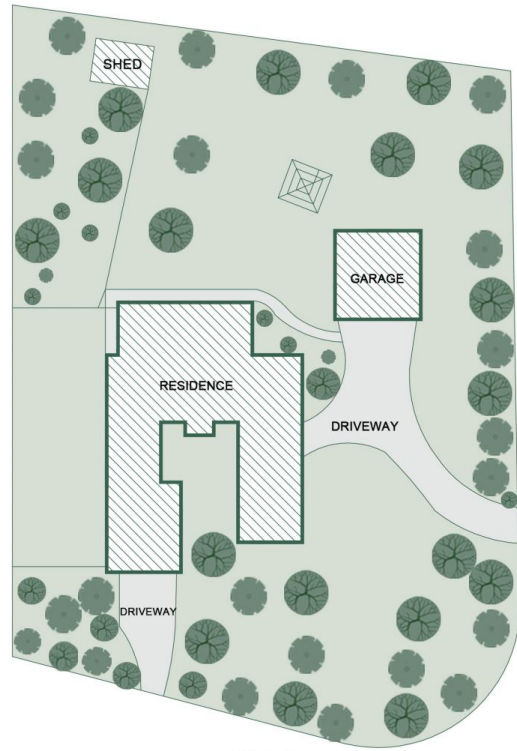
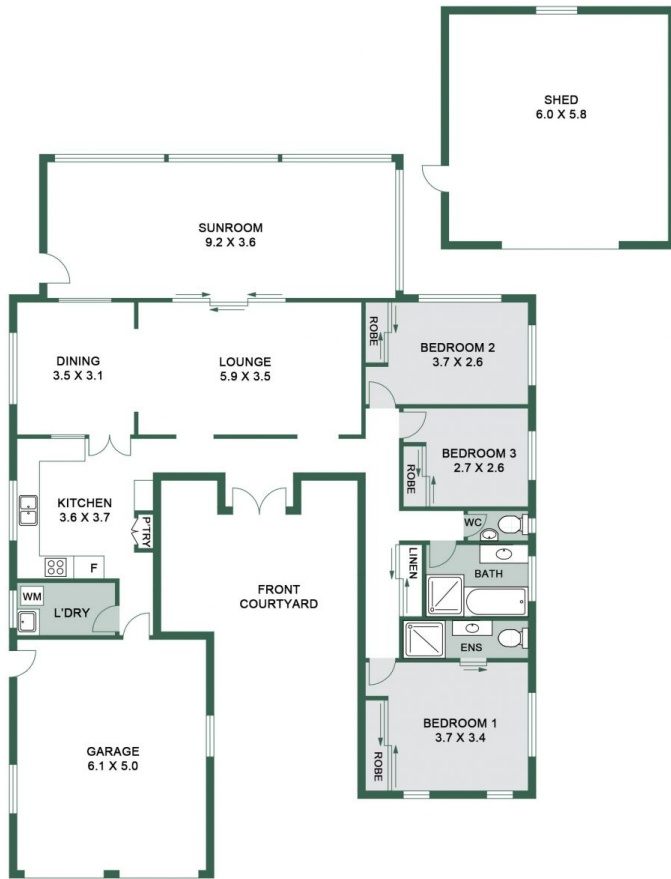
**Type** : House  
**Price** : \$ 1,215,000  
**Land Size** : 2023 sqm  
**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/wollongbar/residential/house/7974568>



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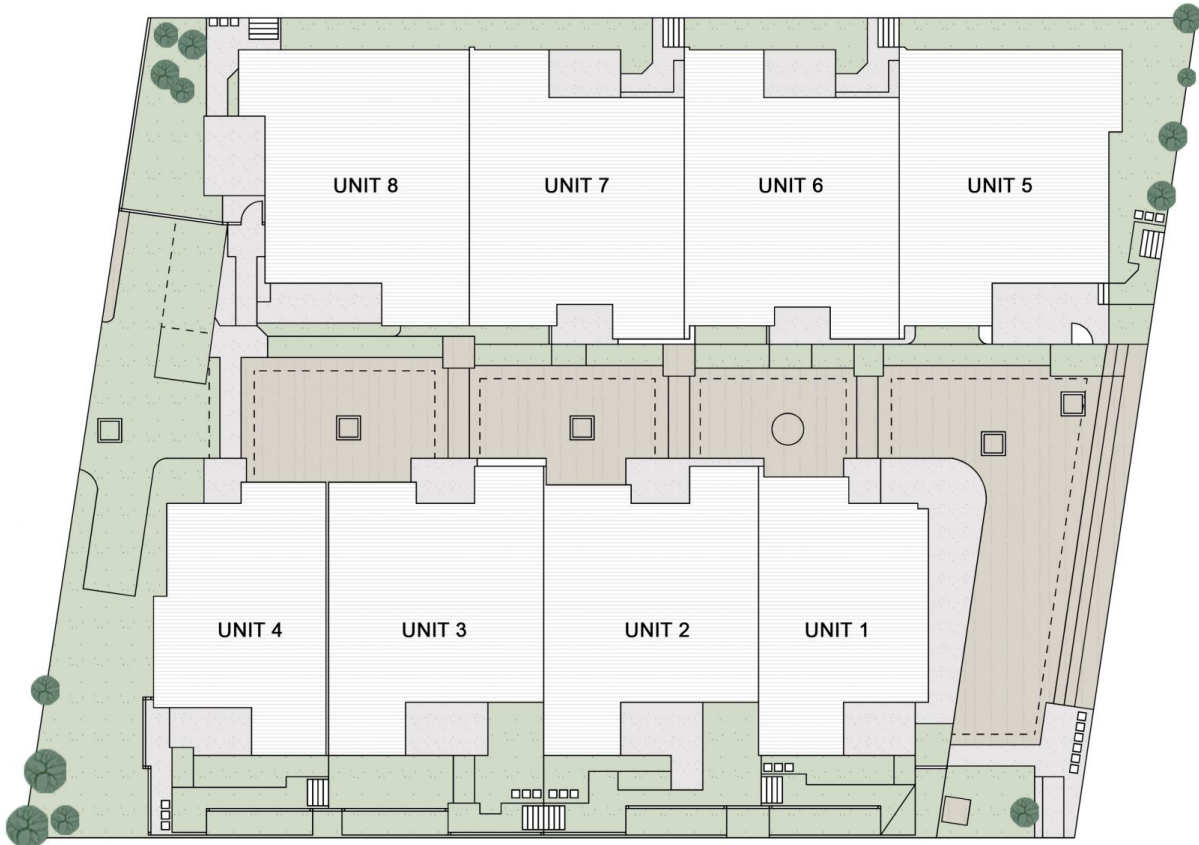


Site Plan

APPROXIMATE AREAS	
INTERNAL FLOOR SPACE	- 147m <sup>2</sup>
EXTERNAL FLOOR SPACE	- 35m <sup>2</sup>
GARAGE	- 31m <sup>2</sup>

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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 / 0413979554 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au



5 Smiths Street, Wollongbar

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