



## 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:

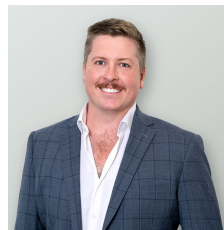
- Development approval in place for 6 x 2 bedroom & 2 x 1 bedroom units/villas - Ready to Build!
- Valuable corner location for maximum visibility and accessibility.
- Walking distance to schools, shops, industrial area, and the local tavern.
- Conveniently positioned next to the Bruxner Highway for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

[For full version visit the website](https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/wollongbar/residential/house/7974568)

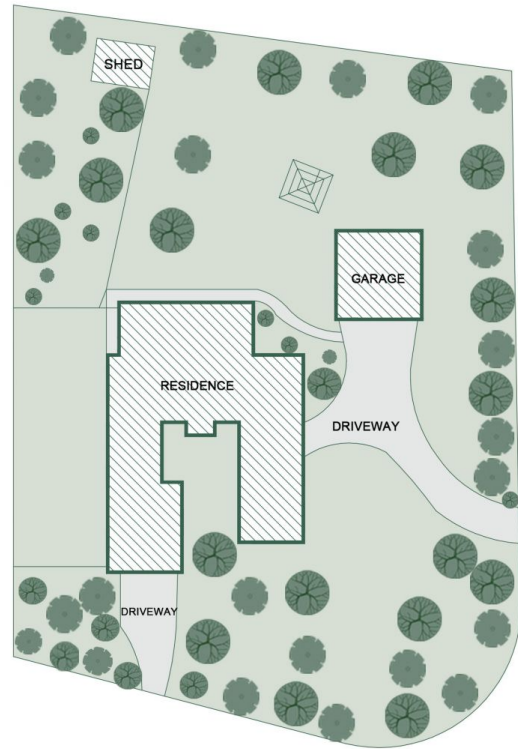
**Type** : House  
**Price** : \$ 1,215,000  
**Land Size** : 2023 sqm  
**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/wollongbar/residential/house/7974568>



**Braden Walters**  
0411 637 373



**Harry McKinnon**  
66874447



Site Plan

## 5 Smiths Lane Wollongbar

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 / 0413973054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au

3 2 2+

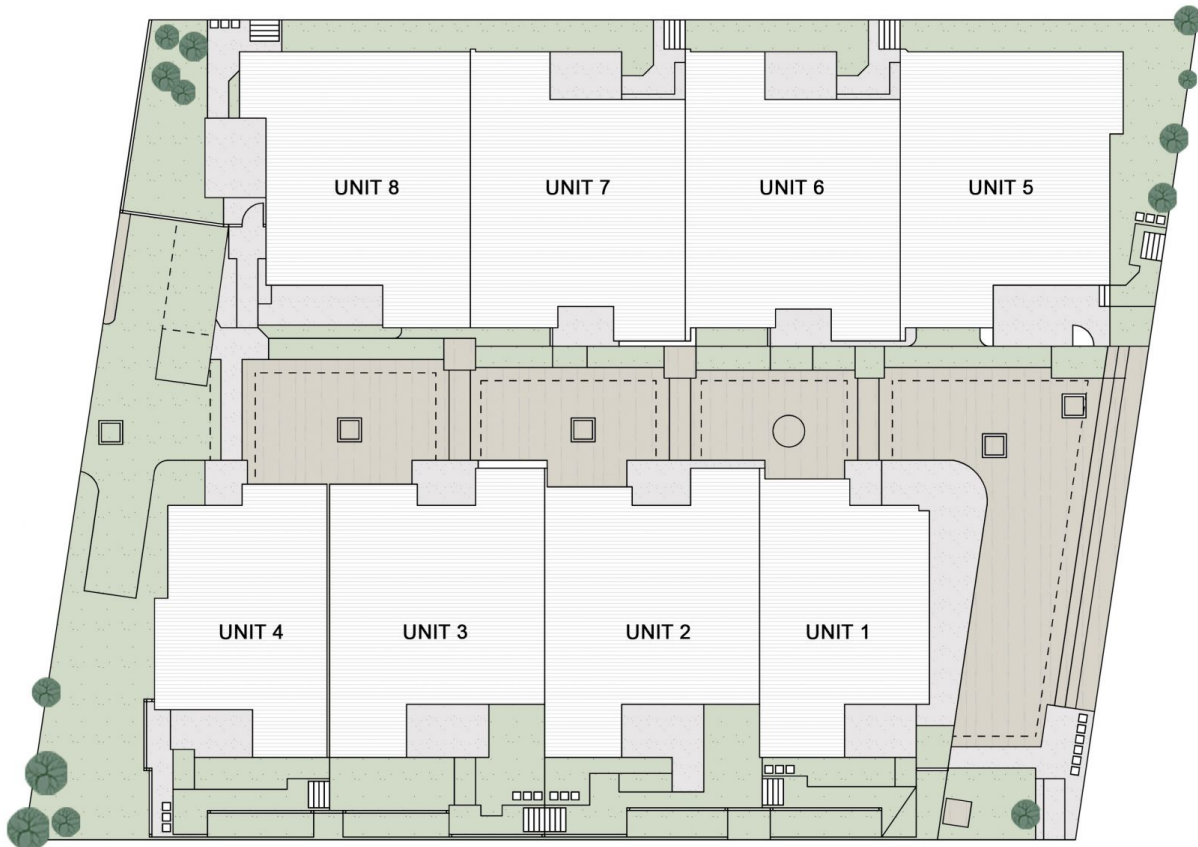


### APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 147m<sup>2</sup>

EXTERNAL FLOOR SPACE - 35m<sup>2</sup>

GARAGE - 31m<sup>2</sup>



## 5 Smiths Street, Wollongbar

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 / 0413973054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au