



## 175 Fox Street Ballina NSW

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Welcome to "The Boathouse"

Situated north to water, along the serene shores of Lake Banyanda, this meticulously renovated 4 bedroom, 3 bathroom home offers a rare blend of comfort, luxury, and versatility. Whether you're a large family in need of ample space, an investor eyeing lucrative rental options, or simply drawn to the tranquility of waterfront living, this property promises an unparalleled lifestyle experience.

A standout feature of this home is its intelligently designed ground floor self contained apartment, offering dual living, ideal for extended family members, Airbnb guests, or permanent renters. Imagine waking up to the gentle lapping

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

**Type** : House  
**Price** : \$ 1,370,000  
**Land Size** : 936 sqm  
**View** : <https://www.byronbaypropertyvalues.com.au/sale/nsw/northern-rivers/ballina/residential/house/7981957>



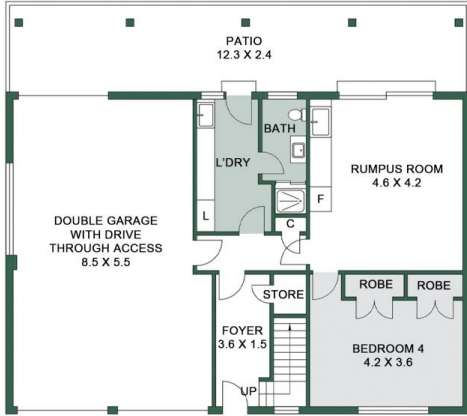
**Yonika Davis**  
02 6687 4447



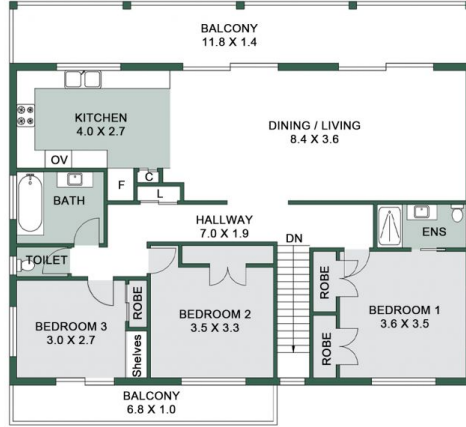
**Braden Walters**  
0411 637 373



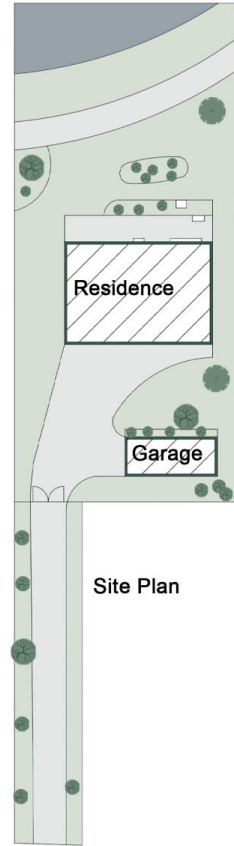
(NOT IN POSITION)



Ground Floor



First Floor



175 Fox Street, Ballina

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



APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 156m<sup>2</sup>

EXTERNAL FLOOR SPACE - 81m<sup>2</sup>

GARAGE - 44m<sup>2</sup>

