



# 6-20 Fitzroy Street, Wardell.

## Affordable, Approved & Perfectly Positioned Land by the River

Discover an exciting new opportunity to secure your slice of Wardell's peaceful riverside lifestyle. Riverside Wardell – Stage 3 is a boutique release of just 9 premium homesites, all DA approved and sold off the plan.

Positioned only 200 metres from the Richmond River and the local village, this limited offering combines country charm with coastal convenience. Choose from generous level blocks ranging from 802sqm to 930sqm, all elevated to minimum flood level height-ready for your dream build once registration is complete in late 2026.

Zoned R3 Medium Density, these blocks offer excellent flexibility - ideal for a duplex development (STCA), smart investment, or your first home or downsizer retreat.

### Key Features:

Only 9 homesites available in Stage 3

Prices starting from \$425,000

DA approved and sold off the plan

Level and elevated to flood-compliant heights

R3 zoning – duplex or investment potential (STCA)

200m to riverfront and village shops

15 minutes to Ballina CBD and Airport

80 minutes to the Gold Coast

### Property information

Property ID	211P1822
Property type	Land
Land size	830.9 sqm

### Guide

\$445,000

### Contact

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Secure your premium riverside opportunity today. These homesites don't last long.

