



Wake Up to Water Views Every Day!



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325 Riverbank Road, Pimlico

\$1,200,000 - \$1,275,000

Set on a breathtaking 5-acre stretch of Richmond River frontage, this architecturally designed home is a place where lifestyle and landscape come together beautifully. Elevated and thoughtfully designed, the family is now ready to pass this special property on to the next owners seeking space, privacy and a genuine riverfront lifestyle.

From the moment you step inside, natural light and sweeping river views take centre stage. The open-plan living and dining area is framed by soaring curved ceilings, creating a sense of space and calm, while large windows draw the outside in at every opportunity.

Entertaining feels effortless here, with a generous covered outdoor area overlooking the pool and rolling lawns to the river's edge – the kind of setting made for long lunches, quiet mornings and afternoons spent watching the water drift by.

A sparkling saltwater pool, level usable acreage and approved plans for a private jetty or pontoon complete the lifestyle, offering a true connection to the river for boating, fishing or simply unwinding.

Property highlights and features include:

– 4-bedroom home with high ceilings and air-conditioning in living and bedroom spaces

Property ID:	L39136467
Property Type:	AcreageSemi-rural
Building / Floor Area:	254
Garages:	5
Carports:	1
Land Area:	2.02 hectares

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- Main bedroom with open river views, walk-in robe, ensuite and an additional room ideal as a study, nursery or private retreat
- Spacious kitchen and open-plan living area with movable island bench for flexibility in layout
- 4kW solar system, aircons throughout and fully screened for year round comfort
- Two sheds on site with water and 3-phase power available (interior shed photos available upon request)
- Fully fenced 4.99 acres, previously set up for equestrian use with a flat, usable grass arena area
- Two 11,000L rainwater tanks plus a dam at the rear of the property
- Move straight in or lease out – short-term holiday letting and long-term rental appraisals available upon request
- Saltwater swimming pool with new pump and current pool compliance certification
- Future flexibility with dual occupancy permissible subject to council approval, ideal for extended family, guests or a home-based business

Positioned just 13 minutes to Ballina, 18 minutes to Alstonville and 35 minutes to Byron Bay, you'll enjoy the peace of a rural setting without losing touch with convenience. School bus services operate from the front of the property, with connections to schools in Wardell as well as Ballina, Alstonville and Lismore.

This is a property that invites you to slow down, spread out and truly enjoy where you live – a rare riverfront offering with space, soul and endless potential.

Please note: During the 2022 flood event, water impacted the undercover patio area and a portion of the kitchen only, while the remainder of the home remained unaffected. The residence was originally designed with elevation in mind and sits above the mapped 1-in-100-year flood planning level applicable at the time of construction. Flood mapping and further information are available upon request, and purchasers are encouraged to make their own enquiries.