

Property Information & Frequently Asked Questions

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Property Address: 15 Presentation Crescent, Cumbalum

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| Property Layout | 5 Bed 2 Bath 2 Car |
| Sale / Auction details | For Sale - Private Treaty |
| Price Guide | Price Guide \$1,425,000 to \$1,500,000 |
| Total/Land size sqm | 876sqm |
| Property & Complex Description: | House - Brick and Colourbond |
| Age of property? | 3 years old |
| Reason for selling? | Relocating |
| How long have the current owners lived there for? | Since new |
| Is the property owner occupied/tenanted? | Owner occupied |
| What is the rental estimate? | Around \$900 p/w |
| Lease end date? | N/A |

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|-----------------------------|---------------------------------------|----------------------------------|--------------------|
| Cooktop / Oven Type? | Gas | Property Aspect? | Front - South West |
| Automatic garage doors? | Electric | Type of hot water system? | TBC |
| Is there a security system? | No | Pool? | Yes |
| Is there air conditioning? | Yes, ducted | Age of improvements/renovations? | N/A |
| Is there water storage? | Recycle water connected | Is the building pet friendly? | Yes |
| Is there solar energy? | Yes | What are the Council Rates? | \$3,203.08 p/a |
| NBN Connection? | Yes | UCV? | \$360,000 |
| Additional Storage? | Room for shed with services installed | Builder? | Metricon |

History of Ballina Shire

The original inhabitants of the Ballina area were the Bundjalung Aboriginal people. The name Ballina is thought to be sourced from Bundjalung word, "bullinah", meaning "place of many oysters". One possibility is that the Aboriginal name reminded the predominantly Irish settlers of "Ballina", so the name's origin could be an accidental or deliberate corruption of the Aboriginal form.

European settlement dates from 1842, with land used mainly for timber-getting and agriculture. From the 1860s, land was used more for sugar cane growing, maize growing and dairy farming. Gradual growth took place during the late 1800s. The area saw significant development occurring from the post-war years, with the population increasing from about 8,000 in 1947 to about 9,000 in 1966. Rapid growth took place during the 1970s and 1980s. The population increased from under 11,000 in 1971 to 19,000 in 1981, and then to 30,000 in 1991. As of 2020 the shire has a population of 45,217.

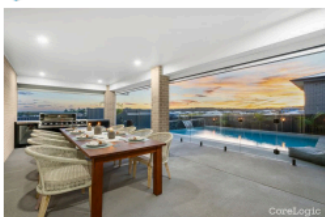
Recent Sales:

1 7 ECLIPSE CRESCENT CUMBALUM NSW 2478 Sold \$1,540,000



4 3 2 630m² 288m²
 Year Built 2019 DOM 156
 Sold Date 21-Feb-24 Distance 0.82km
 First Listing -
 Last Listing -

2 17 DENT CRESCENT CUMBALUM NSW 2478 Sold \$1,395,000



4 2 4 803m² 210m²
 Year Built 2019 DOM 139
 Sold Date 20-Aug-24 Distance 0.31km
 First Listing For Sale - Contact Agent
 Last Listing \$1,395,000

3 6 LAWRENCE RISE CUMBALUM NSW 2478 Sold \$1,350,000



4 2 2 719m² 208m²
 Year Built 2020 DOM 20
 Sold Date 12-Sep-23 Distance 0.86km
 First Listing Auction
 Last Listing Auction